

WAINWRIGHT DIANNE D/
61 MATTHEW ROAD
FOLKSTON, GA 31537

08-3N-24-2380-0014-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	15	CONC BLOCK 50								1402	04	4,422	107.6092	140.43	620,981	1989	2005	0	0	17.00	83.00	VALUATION BY								STANDARD									
Exterior Wall	17	CB STUCCO 50								1 CONVSTORE 0% - 0										Heated Area: 4420										HX Base Yr									
Roof Structur	09	RIDGE FRME 100																																					
Roof Cover	02	ROLL COMP 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	07	CORK/VTILE 100																																					
Ceiling	01	FIN.SUSPD 100																																					
Air Condition	04	ROOF TOP 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures		16 100																																					
Frame	03	MASONRY 100																																					
Story Height		14 100																																					
RMS		10 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
BUD8 Adjustme	03	DIST HI 100																																					
Occupancy	00	NONE 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	1410	CONVENIENCE STORES																																					
MAP NUM		MKT AREA								06																													
NEIGHBORHOOD/LOC	6002.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,690	100	1993	2,690	313,538																																		
BAS	96	100	2008	96	11,189																																		
BAS	132	100	2008	132	15,386																																		
BAS	190	100	2008	190	22,146																																		
BAS	198	100	2008	198	23,078																																		
BAS	232	100	2008	232	27,041																																		
BAS	238	100	2008	238	27,740																																		
BAS	297	100	2008	297	34,618																																		
BAS	347	100	2008	347	40,445																																		
PTO	34	5	1994	2	233																																		
TOTALS	4,454			4,422	515,414																																		
EXTRA FEATURES										551758 US HWY 1, HILLIARD																													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																						
1	0812	CONCRETE C	0	0	0	0	12,143.00	SF	4.00	4.00	100	1989	1989	3	52	25,257																							
2	0422	CL FNC 4'	0	0	0	0	3.00	LF	15.00	15.00	100	1989	1989	3	24	11																							
3	0524	PUMP ISLND	0	0	0	0	208.00	SF	4.50	4.50	100	1989	1989	3	83	777																							
4	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	4,554																							
5	0400	CONC CURB	0	0	0	0	451.00	LF	15.00	15.00	100	1989	1989	3	62	4,194																							
6	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1989	1989	3	100	800																							
7	0812	CONCRETE C	0	0	0	0	10,222.00	SF	4.00	4.00	100	2007	2007	3	86	35,164																							
8	0810	CONCRETE A	0	0	0	0	1,829.00	SF	6.50	6.50	100	2007	2007	3	86	10,224																							
9	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2007	2007	3	66	1,188																							
10	0524	PUMP ISLND	0	0	4	6	24.00	SF	4.50	4.50	100	2007	2007	3	96	104																							
LAND DESCRIPTION										TOTAL OB/XF										82,273																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	001410	C	CONV STORE		0	0004	C-1	0.00	0.00	37,538.00	SF		1.00	1.0																									

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																			VALUATION BY STANDARD									
																			Tax Group: 3 Tax Dist:									
																			BUILDING MARKET VALUE 515,414									
																			TOTAL MARKET OB/XF VALUE 111,444									
																			TOTAL LAND VALUE - MARKET 206,459									
																			TOTAL MARKET VALUE 833,317									
																			SOH/AGL Deduction 171,612									
																			ASSESSED VALUE 661,705									
																			TOTAL EXEMPTION VALUE 0									
																			BASE TAXABLE VALUE 661,705									
																			TOTAL JUST VALUE 833,317									
																			NCON VALUE 0									
																			INCOME VALUE									
																			PREVIOUS YEAR MKT VALUE 786,884									