PT OF W1/2 OF SW1/4
PT IN OR 2589/698

BRAND CAROL LARAE NELSON/NELSON RAY ELLIS
1331 OXFORD DRIVE SE
CONYERS, GA 30013

2026

19-2N-25-0000-0033-0200

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BY PASS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,250
TOTAL MARKET VALUE	18,250
SOH/AGL Deduction	0
ASSESSED VALUE	18,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,250
TOTAL JUST VALUE	18,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0698	9/07/2022	PR	U	V	11	100
GRANTOR: NELSON FREDEVA M						
GRANTEE: NELSON RAY ELLIS &						
0659/0460	5/21/1992	WD	Q	V	01	100
GRANTOR: NELSON EMILY						
GRANTEE: NELSON EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	OR	0.00	0.00	0.68	AC		1.00	1.00	0.50	50,000.00	25,000.00	17,000							
2	009605	C	WETLANDS	0					1.25	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,250							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 1.93 Total Land Value: 18,250 Market: 0 Agricultural: 0 Common: 18,250 PRINTED 07/09/2026 BY SYS