

CONNER DONALD B &/VANZANT MARY KATHRYN
51 MILLS STREET
FOLKSTON, GA 31537

20-4N-24-0000-0001-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		25	MOD METAL 100							6500	01	3,116	52.9000	20.63	64,283	2021	2021		0	0	4.00	96.00	VALUATION BY					STANDARD											
Roof Structur		10	STEEL FRME 100							1 GARAGE RES 0% - 2025										Heated Area: 3040					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100							76 40 2 36 38 2 10 38 10 76 2 10 38 BAS 2021 UOP 2021																				BUILDING MARKET VALUE					61,712				
Interior Wall		07	NONE 100																											TOTAL MARKET OB/XF VALUE					15,787				
Interior Floo		03	CONC FINSH 100																											TOTAL LAND VALUE - MARKET					390,500				
Air Condition		01	NONE 100																											TOTAL MARKET VALUE					91,904				
Heating Type		01	NONE 100																											SOH/AGL Deduction					0				
Bedrooms			0 100																											ASSESSED VALUE					91,904				
Bathrooms			0 100																											TOTAL EXEMPTION VALUE					0				
Frame		05	STEEL 100																											BASE TAXABLE VALUE					91,904				
										TOTAL JUST VALUE					467,999																								
										NCON VALUE					0																								
										INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE					377,295																								
Quality		06	Quality Level 06																																				
DOR CODE		5500	TIMBERLAND 80-89																																				
MAP NUM			MKT AREA				09																																
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	3,040	100	2021	3,040	60,206																																		
UOP	380	20	2021	76	1,505																																		
TOTALS		3,420			3,116	61,712											BLD DATE				LGL DATE		05/12/2026		MLU														
EXTRA FEATURES		CONNOR CUTOFF RD, HILLIARD										XF DATE				LAND DATE		10/22/2025		KBA																			
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	0680	POLE SHED	0	0	44	46			2,024.00	SF	10.00				10.00	100	2025	2017		78	15,787																		
LAND DESCRIPTION		TOTAL OB/XF										15,787																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	19.50	AC		1.00	1.00	1.00	530.00	530.00	10,335																						
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	395.00	395.00	2,370																						
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	170.00	170.00	1,700																						
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	35.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	390,500																						
REVIEW DATE	01/01/2023		BY	CD	Total Acres:	35.50		Total Land Value:	14,405		Market:	390,500		Agricultural:	14,405		Common:	0		PRINTED 07/09/2026 BY SYS																			