PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 887/315 BEING EXHIBIT A

PARRISH TERRY YVONNE/PARRISH EVELYN VIRGINIA ET AL
2758 HERITAGE MANOR WALK
DECATUR, GA 30034

2026

24-2N-28-0000-0015-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

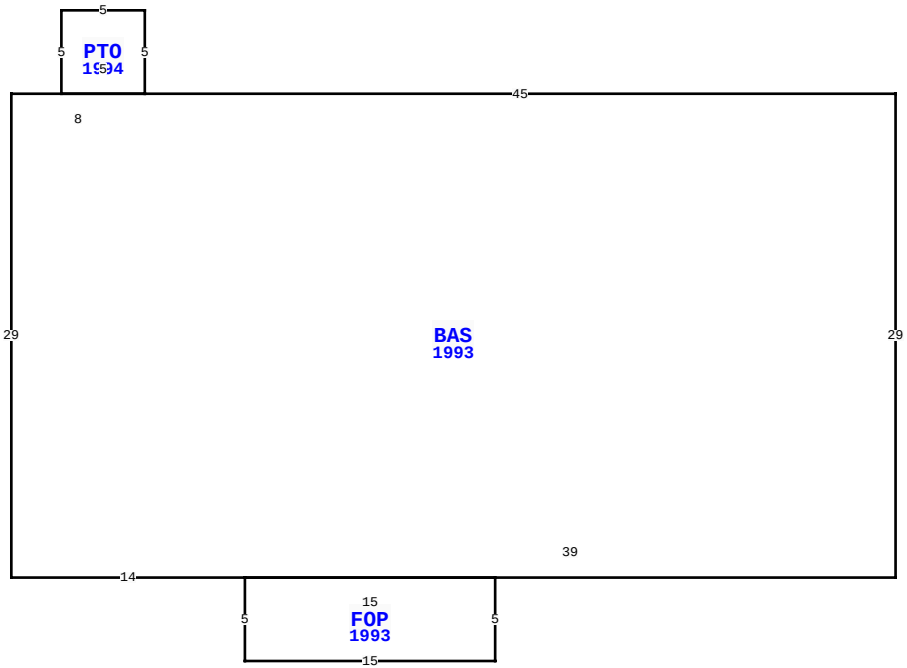
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1993	1,537	138,576
FOP	75	30	1993	22	1,983
PTO	25	5	1994	1	90
TOTALS	1,637			1,560	140,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,560	115.2600	121.02	188,791	1984	1994	0	0	0	25.50	74.50

1 SINGLE FAM 0% - 0 Heated Area: 1537 HX Base Yr



96024 NORTH PRINCE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	140,649
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	196,800
TOTAL MARKET VALUE	337,449
SOH/AGL Deduction	62,547
ASSESSED VALUE	274,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,902
TOTAL JUST VALUE	337,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01895	REMODEL	1,333	05/01/1995
1175	N/A	34,200	01/01/1983

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0887/0315	6/15/1999	WD	Q	I	01	100
GRANTOR: PARRISH DOROTHY YVONN						
GRANTEE: ROBERTS ANDREA YVET						
0465/0185	8/01/1985	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 PTO=[YR=1994] N5 W5 S5 E5$ W8 S29 E14
FOP=[YR=1993] S5 E15 N5 W15$ E39 N29$.

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		RM	164.00	105.00	164.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	196,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 196,800 Market: 0 Agricultural: 0 Common: 196,800 PRINTED 07/09/2026 BY SYS