

PT GOVT LOT 2 & PT OF NW1/4 OF
SEC 29-2N-25E IN OR 896/1387
(EX UTIL ESMT IN OR 952/335)

UNITED STATES POSTAL SERVICE
1735 N BROWN ROAD STE 200
LAWRENCEVILLE, GA 30043-8153

2026

29-2N-25-0000-0013-0000



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	PAGE 1 of 2														
Exterior Wall	19	COMMON BRK 100	8901	04	9,241	94.0500	171.41	1,584,000	2001	2001	0	0	0	7.00	93.00	VALUATION BY STANDARD													
Roof Structur	04	WOOD TRUSS 100	1 GOVT BLDG 0% - 0														Heated Area: 8480												
Roof Cover	03	COMP SHNGL 100	HX Base Yr																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	07	CORK/VTILE 100																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	14	100																											
Frame	03	MASONRY 100																											
Story Height	10	100																											
RMS	9	100																											
Stories	1.	1. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			8800	FEDERAL																									
MAP NUM			MKT AREA													07													
NEIGHBORHOOD/LOC			7001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	228	100	2001	228	36,345																								
BAS	8,252	100	2001	8,252	315,462																								
CAN	91	30	2001	27	4,304																								
CAN	672	30	2001	202	32,201																								
CAN	713	30	2001	214	34,114																								
CLP	792	30	2001	238	37,940																								
FST	160	50	2001	80	12,753																								
TOTALS			10,908	9,241													473,120												
EXTRA FEATURES			450054 SR 200, CALLAHAN																										
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	0810	CONCRETE A	0	0	0	41,911.00	SF	6.50	6.50	100	2001	2001	3	77	209,765														
2	0400	CONC CURB	0	0	0	1,298.00	LF	15.00	15.00	100	2001	2001	3	83	16,160														
3	0402	CONC BUMPE	0	0	0	30.00	UT	25.00	25.00	100	2001	2001	3	83	623														
4	4950	BOLLARD	0	0	0	7.00	UT	100.00	100.00	100	2001	2001	3	100	700														
5	0972	ST LGHT UN	0	0	0	8.00	UT	2,530.00	2,530.00	100	2001	2001	3	48	9,715														
6	0505	FLAGPOLE A	0	0	0	30.00	LF	50.00	50.00	100	2001	2001	3	20	300														
7	0430	CL FNC 6B	0	0	0	558.00	LF	11.16	11.16	100	2001	2001	3	48	2,988														
8	0463	FENCE GATE	0	0	0	4.00	UT	300.00	300.00	100	2001	2001	3	48	576														
9	1088	SCIR LIFT	0	0	0	2.00	UT	3,000.00	3,000.00	100	2001	2001	3	20	1,200														
10	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80														
TOTAL OB/XF 242,107																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	008800	C	FEDERAL	0		PBLC	0.00	0.00	273,121.00	SF		1.00	1.00	1.00	9.00	9.00	2,458,089												
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 6.27 Total Land Value: 2,458,089 Market: 0 Agricultural: 0 Common: 2,458,089 PRINTED 07/09/2026 BY SYS																													

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