BLOCK 4 N1/2 OF LOT 9
PT OR 2506/1678
LAKESIDE PARK SUB PB 0/36

CLINE DANA
2175 MAE ST
WAYCROSS, GA 31501

2026

29-2N-25-3200-0004-0091

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

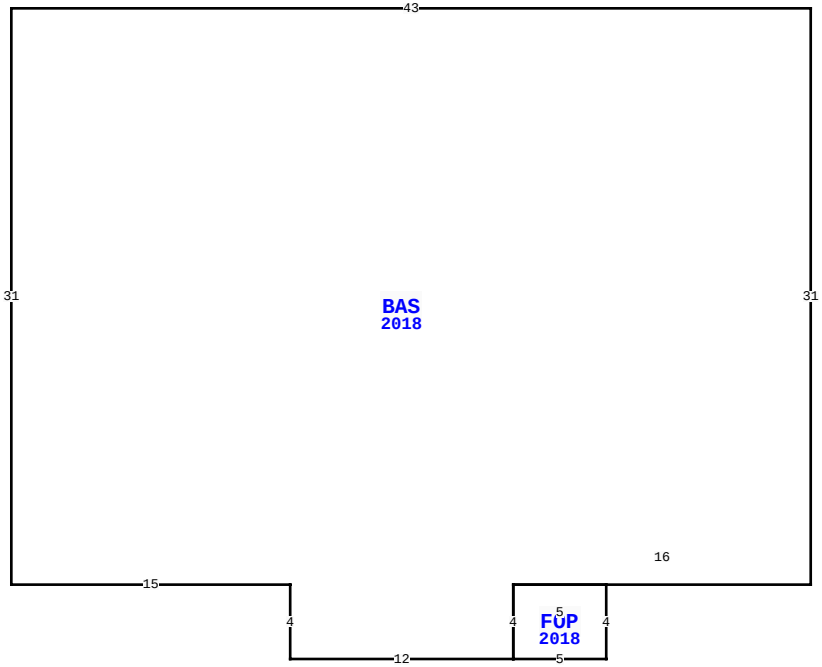
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	2018	1,381	195,202
FOP	20	30	2018	6	848
TOTALS	1,401			1,387	196,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,387	104.8320	145.72	202,114	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 0% - 0 Heated Area: 1381 HX Base Yr



45044 FOURTH AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	196,051
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	57,120
TOTAL MARKET VALUE	253,171
SOH/AGL Deduction	11,819
ASSESSED VALUE	241,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,352
TOTAL JUST VALUE	253,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/1678	10/18/2021	PR	U	I	19	100
GRANTOR: BUCKLAND KARA P/R OF						
GRANTEE: CLINE DANA						
2337/0977	2/05/2020	FJ	U	I	11	100
GRANTOR: SMITH ROLAND D ESTATE						
GRANTEE: SMITH KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W43 S31 E15 S4 E12 FOP=[YR=2018] E5 N4 W5 S4$ N4 E16 N31$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0006	RL	84.00	97.00	84.00	FF		1.00	1.00	1.00	680.00	680.00	57,120							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 57,120 Market: 0 Agricultural: 0 Common: 57,120 PRINTED 07/09/2026 BY SYS