

N1/2 OF NE1/4
IN OR 1327/1485
EX 1-2 & 1-3

LIBBY LIVING TRUST/LIBBY CLINTON WAYNE SR TRUSTEE
273 OAK RIDGE TRAIL
FAYETTEVILLE, GA 30214

2026

32-4N-25-0000-0001-0000



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	VALUATION SUMMARY																
Exterior Wall	01	MINIMUM 100		0100	01	1,100	40.2800	42.29	46,519	1985	1985	0	0	0	46.25	53.75	VALUATION BY																
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM 0% - 0										Heated Area: 1056					HX Base Yr					STANDARD									
Roof Cover	01	MINIMUM 100		24 44 24 5 44 5 BAS 2010 UOP 2010															Tax Group: 4					Tax Dist:									
Interior Wall	07	NONE 100																	BUILDING MARKET VALUE					25,004									
Interior Floo	01	NONE 100																	TOTAL MARKET OB/XF VALUE					1,893									
Air Condition	01	NONE 100																	TOTAL LAND VALUE - MARKET					428,780									
Heating Type	01	NONE 100																	TOTAL MARKET VALUE					53,616									
Bedrooms	3	100																	SOH/AGL Deduction					0									
Bathrooms	2	100																	ASSESSED VALUE					53,616									
Frame	01	TYP WD 100																	TOTAL EXEMPTION VALUE					0									
Stories	1.	1. 100																	BASE TAXABLE VALUE					53,616									
Units	0	100																	TOTAL JUST VALUE					455,677									
Occupancy	00	NONE 100																	NCON VALUE					0									
Quality		02	Quality Level 02													INCOME VALUE					0												
DOR CODE		5000IMPROVED AG															PREVIOUS YEAR MKT VALUE					448,039											
MAP NUM												MKT AREA		05																			
NEIGHBORHOOD/LOC		5001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,056	100	2010	1,056	24,004																												
UOP	220	20	2010	44	1,000																												
TOTALS		1,276			1,100	25,004																											
EXTRA FEATURES						49001 ELVIS WAY, HILLIARD										BLD DATE				LGL DATE				05/08/2026				MLU					
																XF DATE				LAND DATE				03/28/2025				KBA					
																INC DATE				AG DATE													
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	0350	CARPORT WD	0	0	28	19	532.00	SF	13.00	13.00	100	1991	1991	3	20	1,383																	
3	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	100	1991	1991	3	20	510																	