

IN OR 1543/1224
FPL ESMT IN OR 324/175
ESMT OR 1861/1313

JMA PROPERTIES LLC/
427 BULL STREET
SAVANNAH, GA 31401

2026

38-2N-27-0000-0014-0120



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 3														
Exterior Wall	05	AVERAGE 90	2700	01	1,963	106.3000	147.76	290,053	1981	1991	0	0	0	16.65	83.35	VALUATION BY													
Exterior Wall	20	FACE BRICK 10	1 DUPLEX 0% - 0													Tax Group: 4													
Roof Structure	03	GABLE/HIP 100	Heated Area: 1817													Tax Dist:													
Roof Cover	03	COMP SHNGL 100	HX Base Yr													BUILDING MARKET VALUE													
Interior Wall	05	DRYWALL 100	UOP 2002 FOP 1993 APT 1993 FOP 1993													TOTAL MARKET OB/XF VALUE													
Interior Floor	14	CARPET 90														TOTAL LAND VALUE - MARKET													
Interior Floor	08	SHT VINYL 10	TOTAL MARKET VALUE																										
Air Condition	03	CENTRAL 100	SOH/AGL Deduction																										
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE																										
Bedrooms	4	100	TOTAL EXEMPTION VALUE																										
Bathrooms	2	100	BASE TAXABLE VALUE																										
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE																										
Stories	2.	2. 100	NCON VALUE																										
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE																										
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	3600 CAMPS																												
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC	4002.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
APT	837	100	1993	837	103,083																								
BAS	980	100	1993	980	120,695																								
FOP	40	30	1993	12	1,478																								
FOP	280	30	1993	84	10,345																								
UOP	248	20	2002	50	6,158																								
TOTALS	2,385			1,963	241,759																								
EXTRA FEATURES						463516 SR 200, YULEE																							
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	0	260.00	SF	6.50	6.50	100	1981	1981	3	30	507													
2	0681	POLE SHED	0	0	10	10	100.00	SF	15.00	15.00	100	1982	1982	3	20	300													
3	0811	CONCRETE B	0	0	0	0	730.00	SF	5.20	5.20	100	2003	2003	3	80	3,037													
4	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2003	2003	3	55	550													
5	0978	SECURTY LT	0	0	0	0	1.00	UT	337.50	337.50	100	1982	1982	3	20	68													
6	2810	MH SPACE	0	0	0	0	36.00	SF	2,400.00	2,400.00	100	0	0	3	100	86,400													
7	4950	BOLLARD	0	0	0	0	35.00	UT	100.00	100.00	100	1982	1982	3	100	3,500													
8	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	1982	1982	3	20	56													
9	0803	ASPHALT C	0	0	0	0	10,340.00	SF	2.00	2.00	100	2010	2010	3	62	12,822													
LAND DESCRIPTION						TOTAL OB/XF 107,240																							
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	002820	C	RV PARK	0		OR	0.00	0.00	87,120.00	SF		1.00	1.00	0.50	12.00	6.00	522,720												
REVIEW DATE 06/01/2026 BY TD Total Acres: 1.92 Total Land Value: 522,720 Market: 0 Agricultural: 0 Common: 522,720 PRINTED 07/09/2026 BY SYS																													

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