

IN OR 1921/1762
IN SEC 42 & 43

BLUE POTATO PROPERTIES LLC
5152 RIVOLI DR
MACON, GA 31210

2026

42-3N-28-0000-0001-0000



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	PAGE 1 of 1 4														
															VALUATION BY STANDARD														
															Tax Group: 4 Tax Dist:														
															BUILDING MARKET VALUE 0														
															TOTAL MARKET OB/XF VALUE 0														
															TOTAL LAND VALUE - MARKET 333,000														
															TOTAL MARKET VALUE 333,000														
															SOH/AGL Deduction 228,123														
															ASSESSED VALUE 104,877														
															TOTAL EXEMPTION VALUE 0														
															BASE TAXABLE VALUE 104,877														
															TOTAL JUST VALUE 333,000														
															NCON VALUE 0														
															INCOME VALUE														
															PREVIOUS YEAR MKT VALUE 333,000														
DOR CODE 0000 VACANT																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4031.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
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														
BELLEVILLE LN, YULEE																													
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000132	C	RES RIVER	0	0008	RSF-1	74.00	374.00	74.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	333,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 333,000 Market: 0 Agricultural: 0 Common: 333,000 PRINTED 07/09/2026 BY SYS																													