

WITSELL THOMAS AUGUSTUS L & KATELYN NICOLE
106 COTTONWOOD GROVE
KINGSLAND, GA 31548

42-3N-28-5080-0040-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																			
																								VALUATION BY										STANDARD									
																								Tax Group: 4										Tax Dist:									
																								BUILDING MARKET VALUE										0									
																								TOTAL MARKET OB/XF VALUE										0									
																								TOTAL LAND VALUE - MARKET										158,530									
																								TOTAL MARKET VALUE										158,530									
																								SOH/AGL Deduction										28,600									
																								ASSESSED VALUE										129,930									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										129,930									
																								TOTAL JUST VALUE										158,530									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										149,780									