LOT 5
PINEY POINT SUB PB 3/62
IN OR 2337/977

CLINE DANA
2175 MAE ST
WAYCROSS, GA 31501

2026

49-2N-25-4120-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

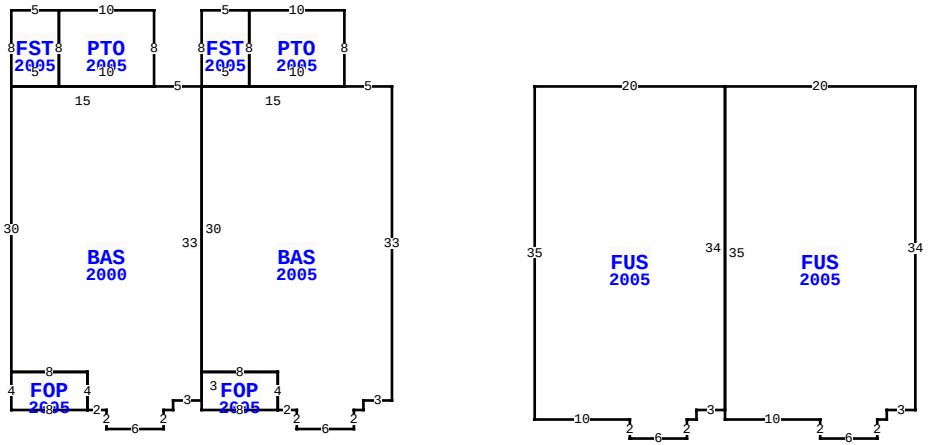
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		2 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-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	657	100	2000	657	94,628
BAS	657	100	2005	657	94,628
FOP	32	30	2005	10	1,440
FOP	32	30	2005	10	1,440
FST	40	55	2005	22	3,169
FST	40	55	2005	22	3,169
FUS	709	100	2005	709	102,117
FUS	709	100	2005	709	102,117
PTO	80	5	2005	4	576
PTO	80	5	2005	4	576
TOTALS	3,036			2,804	403,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,804	114.8112	159.59	447,490	2005	2005	0	0	0	9.75	90.25

1 DUPLEX 0% - 0 Heated Area: 2732 HX Base Yr



45133 AIRSTREAM 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	403,860
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,360
TOTAL MARKET VALUE	456,220
SOH/AGL Deduction	91,172
ASSESSED VALUE	365,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,048
TOTAL JUST VALUE	456,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2722	NEW CONSTR	147,420	10/08/2004
2092	MH MOVE-ON	0	10/16/1997

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 ESTATE						
GRANTEE: SMITH KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W5 PTO=[YR=2005] N8 W10 FST=[YR=2005] W5 S8 E5 N8 $ S8 E10 $ W15 BAS=[YR=2000] W5 PTO=[YR=2005] N8 W10 FST=[YR=2005] W5 S8 E5 N8 $ S8 E10 $ W15 S30 FOP=[YR=2005] S4 E8 N4 W8 $ E8 S4 E2 S2 E6 N2 E1 N1 E3 FOP=[YR=2005] S1 E8 N4 W8 S3 $ N33 $ S30 E8 S4 E2 S2 E6 N2 E1 N1 E3 N33 $ PTR= E15 FUS=[YR=2005] E20 FUS=[YR=2005] E20 S34 W3 S1 W1 S2 W6 N2 W10 N35 $ S34 W3 S1 W1 S2 W6 N2 W10 N35 $ W15 $.

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	000800	C	MULTI-FAMILY	0		RL	77.00	110.00	77.00	FF		1.00	1.00	1.00	680.00	680.00	52,360							

REVIEW DATE 04/01/2026 BY TWA Total Acres: 0.00 Total Land Value: 52,360 Market: 0 Agricultural: 0 Common: 52,360 PRINTED 07/09/2026 BY SYS