PT OR 1641/1573
EX 1-7 1-8 1-11 & 1-14

**HORNE ELWIN G & ANN C**
174 GREENVILLE RD
KINGSLAND, GA 31548

**2023**

**02-3N-26-0000-0001-0060**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

HANCE PKWY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 93,920 |
| TOTAL MARKET VALUE | 2,407 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,407 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,407 |
| TOTAL JUST VALUE | 93,920 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 0 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1641/1573 | 9/23/2009 | QC | U | V | 30 | 100 |
| GRANTOR: HORNE ANN C TRUSTEE | | | | | | |
| GRANTEE: HORNE ELWIN G & ANN | | | | | | |
| 1278/1245 | 12/06/2004 | QC | U | I | 07 | 100 |
| GRANTOR: HORNE ELWIN G & ANN C | | | | | | |
| GRANTEE: HANCE-HORNE ANN C T | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### EXTRA FEATURES

| LN | 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

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 005600 | A | TIMBER 3 SI | 0 | | CHT | 0.00 | 0.00 | 5.87 | AC | | 1.00 | 1.00 | 1.00 | 410.00 | 410.00 | 2,407 | | | | | | | |
| 2 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 5.87 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 93,920 | | | | | | | |

REVIEW DATE 05/19/2023 BY MLU Total Acres: 5.87 Total Land Value: 2,407 Market: 93,920 Agricultural: 2,407 Common: 0 PRINTED 08/02/2023 BY SYS