



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																							
Exterior Wall	30	VINYL 100	0800	02	1,984	128.9200	90.24	179,036	1998	1998	0	0	0	56.00	44.00	VALUATION SUMMARY																						
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2004												Heated Area: 1984												HX Base Yr 2004											
Roof Cover	03	COMP SHNGL 100	316431 BAS 1998												VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100													Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 80													BUILDING MARKET VALUE												78,776											
Interior Floo	08	SHT VINYL 20													TOTAL MARKET OB/XF VALUE												35,617											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												154,080											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												268,473											
Bedrooms		3 100													SOH/AGL Deduction												188,758											
Bathrooms		2 100													ASSESSED VALUE												79,715											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Stories	1.	1. 100													BASE TAXABLE VALUE												29,715											
Units		0 100	TOTAL JUST VALUE												268,473																							
			NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												122,589																							
Quality			04	Quality Level 04																																		
DOR CODE			0200 MOBILE HOME																																			
MAP NUM															MKT AREA		05																					
NEIGHBORHOOD/LOC			5001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,984	100	1,984	78,776																																		
TOTALS			1,984	1,984	78,776																																	
EXTRA FEATURES			67067 HORNE LN, 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																						
2	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1997	1997	3	20	384																							
3	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000																							
4	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000																							
5	0300	BOAT DCK W	0 100	0	0	940.00	SF	40.00	40.00	100	2005	2005	3	44	16,544																							
6	0351	CARPORT MT	0 100	0	0	704.00	SF	10.00	10.00	100	2005	2005	3	27	1,901																							
7	0351	CARPORT MT	0 100	0	0	360.00	SF	10.00	10.00	100	2005	2005	3	27	972																							
8	0940	SHEDS/PORT	0 100	0	0	80.00	SF	30.00	30.00	100	2005	2005	3	27	648																							
9	0751	UOP	0 100	0	0	720.00	SF	10.00	10.00	100	2005	2005	3	44	3,168																							
TOTAL OB/XF 35,617																																						
LAND DESCRIPTION																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	9.63	AC		1.00	1.00	1.00	16,000.00	16,000.00	154,080																					
REVIEW DATE 05/11/2020 BY KBA Total Acres: 9.63 Total Land Value: 154,080 Market: 0 Agricultural: 0 Common: 154,080 PRINTED 08/02/2023 BY SYS																																						