

LOT 101
IN OR 2056/705
AMELIA NATIONAL #1 PB 7/48

HORNER ALBERT L/HORNER ANN D
392 ALIEN CARRIER RD
NICHOLLS, GA 31554

2023

26-2N-28-006A-0101-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

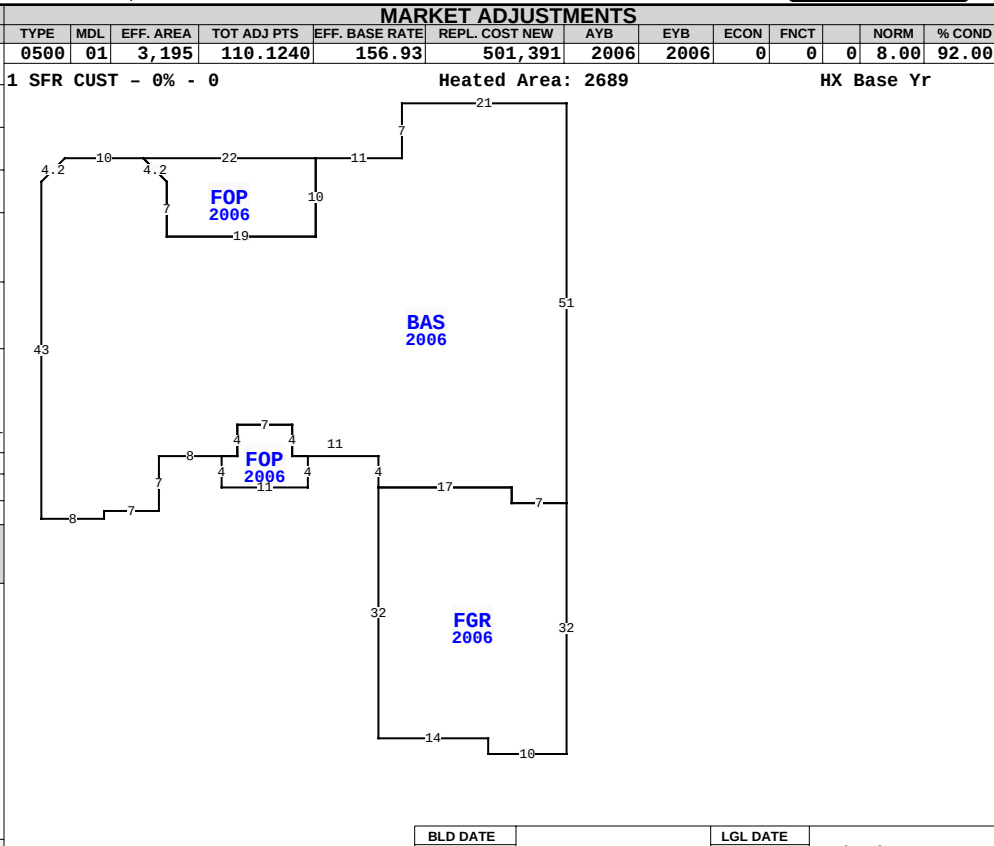
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,689	100	2,689	388,226
FGR	774	55	426	61,504
FOP	72	30	22	3,176
FOP	195	30	58	8,374
TOTALS	3,730		3,195	461,280

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	1,820.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	0		PUD	0.00	0.00	1.00	LT	

REVIEW DATE 11/18/2019 BY KWA



95067 ROYAL PALM CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/12/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
13,595											

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1										4	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						461,280					
TOTAL MARKET OB/XF VALUE						13,595					
TOTAL LAND VALUE - MARKET						115,000					
TOTAL MARKET VALUE						589,875					
SOH/AGL Deduction						186,351					
ASSESSED VALUE						403,524					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						403,524					
TOTAL JUST VALUE						589,875					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						479,586					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11519	H/AC	0	05/01/2006
C17304	CO ISSUED	204,203	03/01/2006
E16976	NEW CONSTR	4,000	03/01/2006
R09011	REPAIR/RRF	5,600	03/01/2006
B17304	NEW CONSTR	204,203	03/01/2006
P10849	NEW CONSTR	0	03/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2056/0705	6/23/2016	SW	U	I	18	242,000			
GRANTOR: SECRETARY OF VETERANS									
GRANTEE: HORNER ALBERT L & A									
2026/1574	1/29/2016	WD	U	I	11	100			
GRANTOR: WELLS FARGO BANK N A									
GRANTEE: SECRETARY OF VETERA									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W21S7W11FOP=[YR=2006] W22 R3 D3 S7E19N10S10W19N7 U3 L3 W10 L3 D3 S43E8N1E7N7E8 FOP=[YR=2006] S4E11N4W2N4W7S4W2S2N4 E7S4E11S4 FGR=[YR=2006] S32E14S2E10 N32W7N2W17S2E17S2E7N51S.											