PT OR 1641/1567
PARS 1-2 SECTS 01 & 38-3N-26

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

2024

01-3N-26-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

77455 HORNE LAKE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	42,348
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	109,848
SOH/AGL Deduction	47,075
ASSESSED VALUE	62,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,773
TOTAL JUST VALUE	109,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1641/1567	9/23/2009	QC	U	I	30	100
GRANTOR: HORNE ELWIN G & ANN C						
GRANTEE: HORNE ELWIN G & ANN						
1278/1244	12/06/2004	QC	U	I	06	100
GRANTOR: HORNE ANN C						
GRANTEE: HORNE ELWIN G& ANN						

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
1	0812	CONCRETE C	0	0	0	0	2,342.00	SF	4.00	4.00	100	2002	2002	3	82	7,682	
2	0300	BOAT DCK W	0	0	0	0	1,442.00	SF	40.00	40.00	100	2004	2004	3	36	20,765	
3	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2004	2004	3	22	1,901	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 42,348

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	000134	C	SFR POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.50	45,000.00	67,500.00	67,500							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/06/2024 BY SYS