PT OR 1278/1245
EX 2-1

HANCE ANN CREWS TRUST/HANCE-HORNE ANN C TRUSTEE
174 GREENVILLE RD
KINGSLAND, GA 31548

2024

01-3N-26-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

HANCE PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 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	8,050
TOTAL MARKET VALUE	95
SOH/AGL Deduction	0
ASSESSED VALUE	95
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95
TOTAL JUST VALUE	8,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1278/1245	12/06/2004	QC	U	I	07	100
GRANTOR: HORNE ELWIN G & ANN C						
GRANTEE: HANCE-HORNE ANN C T						
1278/1244	12/06/2004	QC	U	I	06	100
GRANTOR: HANCE ANN CREWS TRUST						
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

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		OR	0.00	0.00	0.23	AC		1.00	1.00	1.00	415.00	415.00	95							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	0.23	AC		1.00	1.00	1.00	35,000.00	35,000.00	8,050							

REVIEW DATE 05/24/2023 BY MLU Total Acres: 0.23 Total Land Value: 95 Market: 8,050 Agricultural: 95 Common: 0 PRINTED 08/06/2024 BY SYS