

BUCHANAN TERRY & RAQUEL NICOLE
67050 HORNE LANE
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	30 VINYL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	13 LVT/LAMNT 70			
Interior Floo	14 CARPET 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	0 0 100			
Units	0 100			
Quality	05 Quality Level 05			
DOR CODE	0200MOBILE 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	1,404	100	1,404	139,425
UOP	160	25	40	3,973
TOTALS	1,564		1,444	143,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,444	147.1200	110.34	159,331	2000	2017	0	0	0 10.00	90.00

1 M/H 94+ - 100% - 2023
Heated Area: 1404
HX Base Yr 2023

Diagram showing building footprint with dimensions: 16x10x16x2. UOP 2021.

Diagram showing lot area with dimensions: 50x27x52x27. BAS 2000.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	143,398
TOTAL MARKET OB/XF VALUE	1,824
TOTAL LAND VALUE - MARKET	46,350
TOTAL MARKET VALUE	191,572
SOH/AGL Deduction	0
ASSESSED VALUE	191,572
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	141,572
TOTAL JUST VALUE	191,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,516

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1053	10/17/2022	WD	Q	I	01	206,000

GRANTOR: GREEN FUSCHIA JENAE &
GRANTEE: BUCHANAN TERRY & RA
2463/0256 4/29/2021 WD Q I 01 164,900
GRANTOR: PBP HOMES INC
GRANTEE: GREEN FUSCHIA JENAE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W2 UOP=[YR=2021] N10 W16 S10 E16\$ W50 S27 E52 N27 \$.

EXTRA FEATURES

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
1	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	1999	1999	3	20	480	
2	0751	UOP	0 0	16	10	160.00	SF	10.00	10.00	100	2017	2017	3	84	1,344	

67050 HORNE LN, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

TOTAL OB/XF

1,824

REVIEW DATE

08/02/2022

BY

KBA

Total Acres: 1.03

Total Land Value: 46,350

Market: 0

Agricultural: 0

Common: 46,350

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