

PT OF LOT 8 (S-6 & S-5)
IN OR 2180/1363
YULEE FARMS 1 PB 2/37

HORNE JAMES C/HORNE JOHN M
85111 AIRPLANE LN
YULEE, FL 32097

2024

42-2N-27-4500-0008-0060



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		15	CONC BLOCK 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		04	PLYWOOD 50	
Interior Wall		05	DRYWALL 50	
Interior Floo		12	HARDWOOD 100	
Air Condition		01	NONE 100	
Heating Type		02	CONVECTION 100	
Bedrooms			2 100	
Bathrooms			1 100	
Frame		02	WOOD FRAME 100	
Stories			1. 1. 100	
Units			0 100	
BUD8 Adjustme		04	DIST 01 100	
Occupancy		00	NONE 100	
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	59,319
FCP	312	25	78	4,943
FOP	27	30	8	507
FOP	84	30	25	1,585
FST	48	55	26	1,648
TOTALS	1,407		1,073	68,001

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,073	100.7000	95.66	102,643	1962	1962	0	0	0 33.75	66.25

1 SINGLE FAM - 100% - 0

Heated Area: 936

HX Base Yr

The diagram is a site plan for a property. It features a large central rectangular area labeled 'BAS 1993' with dimensions 18 by 36. To the left of this area is a vertical strip labeled 'FCP 1993' with a width of 24 and a height of 30. Above the 'BAS 1993' area is a smaller rectangular area labeled 'FOP 1993' with dimensions 12 by 12. To the left of the 'BAS 1993' area, there is a small rectangular area labeled 'FST 1993' with dimensions 6 by 6. The overall property boundary is defined by dimensions: 24 on the left, 36 on the right, 26 on the bottom, and 16 on the top. Various other dimensions are provided for specific sections and setbacks, such as 8, 4, 3, 12, 18, 16, 8, 4, 6, 8, 3, 12, 24, 30, 26, 36, 18, 12, 12, 7, 7, 8, 4, 6, 8, 3, 12, 24, 3

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						68,001
TOTAL MARKET OB/XF VALUE						5,468
TOTAL LAND VALUE - MARKET						100,000
TOTAL MARKET VALUE						173,469
SOH/AGL Deduction						96,055
ASSESSED VALUE						77,414
TOTAL EXEMPTION VALUE			HX HB WR			55,000
BASE TAXABLE VALUE						22,414
TOTAL JUST VALUE						173,469
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						170,889

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0681	POLE SHED	0 100	8	16	128.00	SF	15.00	15.00	100	1980
3	0940	SHEDS/PORT	0 100	12	24	288.00	SF	30.00	30.00	100	1980
4	0940	SHEDS/PORT	0 100	12	24	288.00	SF	30.00	30.00	100	1996

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RM	100.00	200.00	2.00	LT	1.00
TOTAL OB/XF 5,468											
REVIEW DATE 05/12/2019 BY KBA											