IN OR 639/272
EX 1-7

HORNE WILBUR KELLY EST
C/O JAMES CHADWICK MCCULLOUGH, 1272 KINGSLAND DRIVE
FOLKSTON, GA 31537-2884

2024

47-4N-23-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,007
TOTAL LAND VALUE - MARKET	177,700
TOTAL MARKET VALUE	186,707
SOH/AGL Deduction	90,854
ASSESSED VALUE	95,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,853
TOTAL JUST VALUE	186,707
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0639/0272	10/21/1991	WD	Q	I		55,000
GRANTOR: ELDRIDGE ARLENE						
GRANTEE: HORNE WILBUR K						
0639/0141	10/17/1991	QC	U	I	01	100
GRANTOR: ELDRIDGE PHILLIP P						
GRANTEE: ELDRIDGE VICTORIA A						

28727 TRACY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

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	0300	BOAT DCK W	0	0	16	16	256.00	SF	40.00	40.00	100	2008	2008	3	52	5,325	
2	0350	CARPORT WD	0	0	24	20	480.00	SF	13.00	13.00	100	2008	2008	3	35	2,184	
3	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	2008	2008	3	52	1,498	

LAND DESCRIPTION

TOTAL OB/XF 9,007

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	2.25	30,000.00	67,500.00	67,500							
2	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	5.80	AC		1.00	1.00	1.00	19,000.00	19,000.00	110,200							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 6.80 Total Land Value: 177,700 Market: 0 Agricultural: 0 Common: 177,700 PRINTED 08/06/2024 BY SYS