PT OR 1641/1586
PARS 1-3 SECT 01 & 38-3N-26

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

2025

01-3N-26-0000-0001-0030

NASSAU COUNTY PROPERTY

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	YEAR	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

77411 HORNE LAKE CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,539
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	87,039
SOH/AGL Deduction	41,426
ASSESSED VALUE	45,613
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,613
TOTAL JUST VALUE	87,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1641/1586	9/23/2009	QC	U	I	30	100
GRANTOR: HORNE ANN C & RENAE J						
GRANTEE: HORNE ELWIN G & ANN						
1581/1662	8/19/2008	QC	Q	I	01	100
GRANTOR: JOHNSON WALTER W ETAL						
GRANTEE: HORNE ANN C ETAL						

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	2,356.00	SF	4.00	4.00	100	2002	2002	3	80	7,539	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 19,539

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	RES 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 07/30/2025 BY SYS