BLK 1 PT LOT 2 IN OR 2597/1053
WINGATE LANDING #2 PBK 5/334

BUCHANAN TERRY
67050 HORNE LANE
YULEE, FL 32097

2025

05-3N-26-2341-0001-0021

BUILDING CHARACTERISTICS

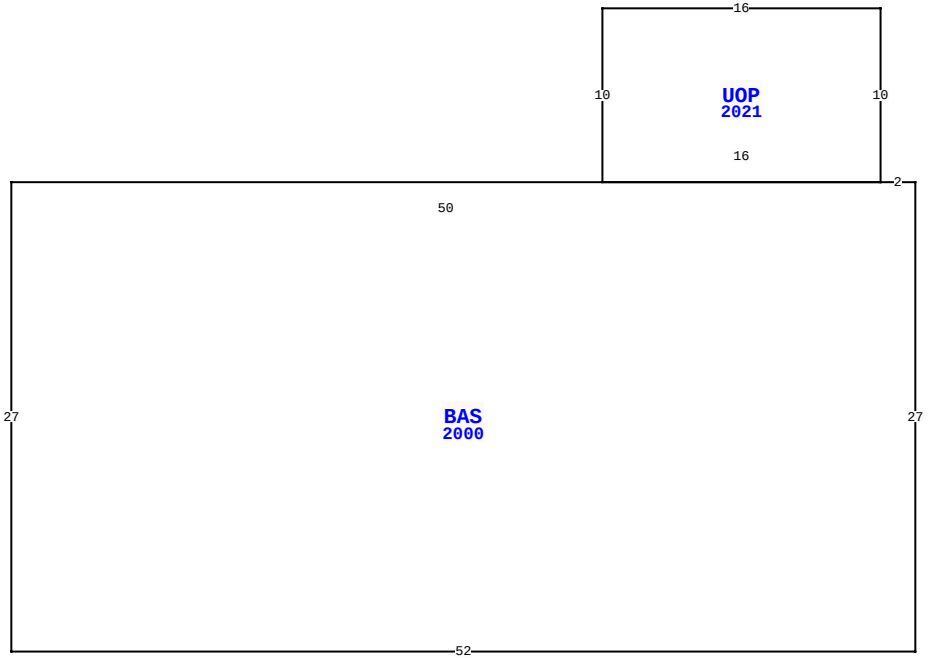
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2000	1,404	149,235
UOP	160	25	2021	40	4,252
TOTALS	1,564			1,444	153,486

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	125.05	180,572	2000	2017	0	0	0	15.00	85.00

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



67050 HORNE LN, YULEE

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

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	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	81	1,296	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,486
TOTAL MARKET OB/XF VALUE		1,776
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		201,612
SOH/AGL Deduction		4,571
ASSESSED VALUE		197,041
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		141,319
TOTAL JUST VALUE		201,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 $.

LAND DESCRIPTION

TOTAL OB/XF 1,776

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	000100	C	RES	100	0005	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS