

HORNE FAMILY REVOCABLE LIVING TRUST/HORNE GENE HAR
85604 BOSTICK WOOD DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0244-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall08WD FR STUC 100
Roof Structur08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor14CARPET 70
Interior Floor11CLAY TILE 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms3 100
Bathrooms2 100
Frame02WOOD FRAME 100

Stories Units1. 1. 100
 0 100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4043.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS2,19210020032,192294,707
FGR69355200338151,224
FOP38302003111,479
FOP144302003435,781

TOTALS3,0672,627353,192

MARKEADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECON FNCTNORM% COND
0900012,627113.8032150.22394,628200320030010.5089.50
1 SNGL FAM - 100% - 2023 Heated Area: 2192 HX Base Yr 2023

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE353,192
TOTAL MARKET OB/XF VALUE6,861
TOTAL LAND VALUE - MARKET127,500
TOTAL MARKET VALUE487,553
SOH/AGL Deduction4,452
ASSESSED VALUE483,101
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE432,379
TOTAL JUST VALUE487,553
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE470,765

SAMPLE PERMIT RECORD

PERMIT NUMBERDESCRIPTIONAMTISSUED
B16447ADDITION3,88610/01/2005

SALES DATA

OFF RECORD TYPE Q U V RSN SALE
Number INST I CD PRICE
2655/18907/15/2023QCUII11100
GRANTOR:HORNE GENE & VENDASU
GRANTEE:HORNE FAMILY REVOCA
2609/015312/19/2022WDDQII02475,000
GRANTOR:BROWN DONNA L
GRANTEE:HORNE GENE & VENDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W26 FOP=[YR=2003] W18 S8 E18 N8 \$ S8 W18 N8
W17 S38 E13 S1 E10 FOP=[YR=2003] S1 E8 N1 W1 N5 W6 S5 W1 \$
E1 N5 E6 S5 E10 FGR=[YR=2003] S23 E2 S10 E21 N10 W2 N23 W21
\$ E21 N39 \$.

LAND DESCRIPTION TOTAL OB/XF 6,861

LNUSE CLSLAND USE CAP RD LOC FRONT DEPTH TOTT UNIT DTDPHT % TOT UNIT ADJ UNIT LAND OTHER YEAR DENSDEN DECLFRZYR CONSRV
CODE DESCRIPTION ZONE UT LNDS UNITS TYPE FACT FACT COND ADJ PRICERPRICEVALUEADJUSTMENTSWITHNOTESCONDENSITYDECLFRZYSERV
1000135CRES NATURAL100PUD0.000.001.00LT1.001.001.00127,500.00127,500.00127,500

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS