PT OF N1/2 OF 8
IN OR 2180/1365
YULEE FARMS 1 PB 2/37

HORNE JAMES C/HORNE JOHN MICHAEL ET AL
85111 AIRPLANE LANE
YULEE, FL 32097

2026

42-2N-27-4500-0008-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

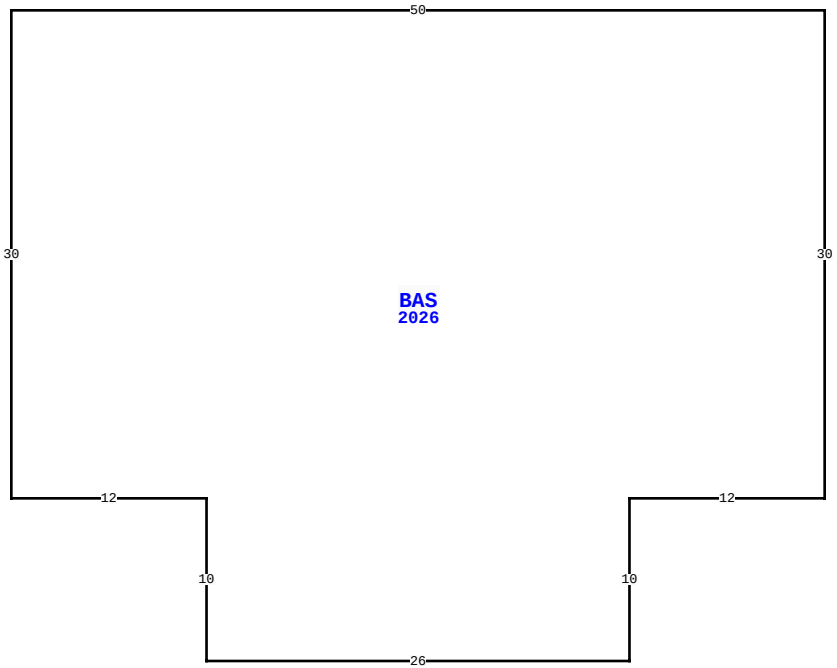
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	2026	1,760	11
TOTALS	1,760			1,760	11

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,760	62.0000	65.10	114,576	1956	1956	0	00	.01	35.75	0.01

1 SINGLE FAM 0% - 2026 Heated Area: 1760 HX Base Yr



85056 WILSON ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	65,017
SOH/AGL Deduction	6,739
ASSESSED VALUE	58,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,278
TOTAL JUST VALUE	65,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5284	CO ISSUED	0	01/20/2011
E22710	ELEC OTHER	0	06/01/2010
P14336	OTHER	0	06/01/2010
B23011	DEMOLITION	300	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2180/1365	3/01/2018	QC	U	I	11	100
GRANTOR: HORNE JAMES C &						
GRANTEE: HORNE JAMES C ET AL						
1646/1464	11/02/2009	QC	U	I	30	100
GRANTOR: HORNE JAMES C & HELEN						
GRANTEE: HORNE JAMES C & HEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=32,-18] W50 S30 E12 S10 E26 N10 E12 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0003	RM	100.00	309.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/12/2026 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS

PT OF N1/2 OF 8
IN OR 2180/1365
YULEE FARMS 1 PB 2/37

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85111 AIRPLANE LANE
YULEE, FL 32097

2026

42-2N-27-4500-0008-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

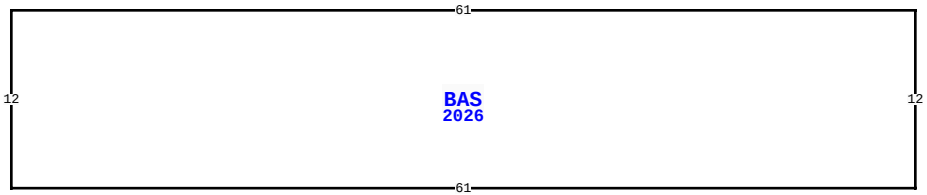
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	2026	732	6
TOTALS	732			732	6

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	732	97.0000	82.45	60,353	1973	1973	0	00	.01	70.00	0.01

2 M/H 93- 0% - 2026 Heated Area: 732 HX Base Yr



85056 WILSON ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: HORNE JAMES C &						
GRANTEE: HORNE JAMES C ET AL						
1646/1464	11/02/2009	QC	U	I	30	100
GRANTOR: HORNE JAMES C & HELEN						
GRANTEE: HORNE JAMES C & HEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,20] E61 S12 W61 N12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/12/2026 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS