IN OR 512/386
ESMTS OR 516/487 & OR 518/268
EX 14-30

ARNETT FREDERICK H
85454 FLYING A RANCH
YULEE, FL 32097

2023

38-2N-27-0000-0014-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

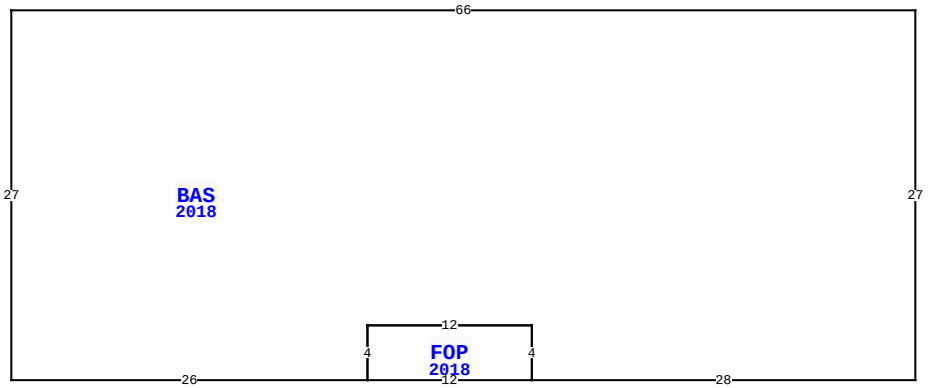
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	1,734	89,519
FOP	48	30	14	723
TOTALS	1,782		1,748	90,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,748	116.8000	75.92	132,708	2010	2010	0	0	0	32.00	68.00

1 MH 94NO RP – 0% - 0 Heated Area: 1734 HX Base Yr



86062 JONATHAN MICHAEL 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	1242	WD DECK A	0	0	14	5	70.00	SF	10.00	10.00	100	2018	2018	3	86	602	
2	1242	WD DECK A	0	0	6	7	42.00	SF	10.00	10.00	100	2014	2014	3	70	294	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	
6	1242	WD DECK A	0	0	8	7	56.00	SF	10.00	10.00	100	2014	2014	3	70	392	
7	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2004	2004	3	24	154	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	176,869
TOTAL MARKET OB/XF VALUE	4,732
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	421,601
SOH/AGL Deduction	129,934
ASSESSED VALUE	291,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,667
TOTAL JUST VALUE	421,601
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009065	CO ISSUED	0	11/01/2018
18007485	MH MOVE-ON	0	07/24/2018
MH135522	CO ISSUED	0	02/03/2014
MH135522	MH MOVE-ON	0	12/01/2013
MH135478	CO ISSUED	0	08/07/2013
B1327537	ADDITION	1,625	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0512/0386	3/06/1987	WD	Q	V		24,000
GRANTOR: MCCLENDON ANNE E						
GRANTEE: ARNETT FREDERICK H						
0265/0164	5/01/1978	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W66 S27 E26 FOP=[YR=2018] E12 N4 W12 S4$ N4 E12 S4 E28 N27$.

LAND DESCRIPTION

TOTAL OB/XF 4,732

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	000102	C	SFR/MH	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	240,000							

REVIEW DATE 04/02/2019 BY TW Total Acres: 3.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS

IN OR 512/386
ESMTS OR 516/487 & OR 518/268
EX 14-30

ARNETT FREDERICK H
85454 FLYING A RANCH
YULEE, FL 32097

2023

38-2N-27-0000-0014-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	03	Quality Level 03

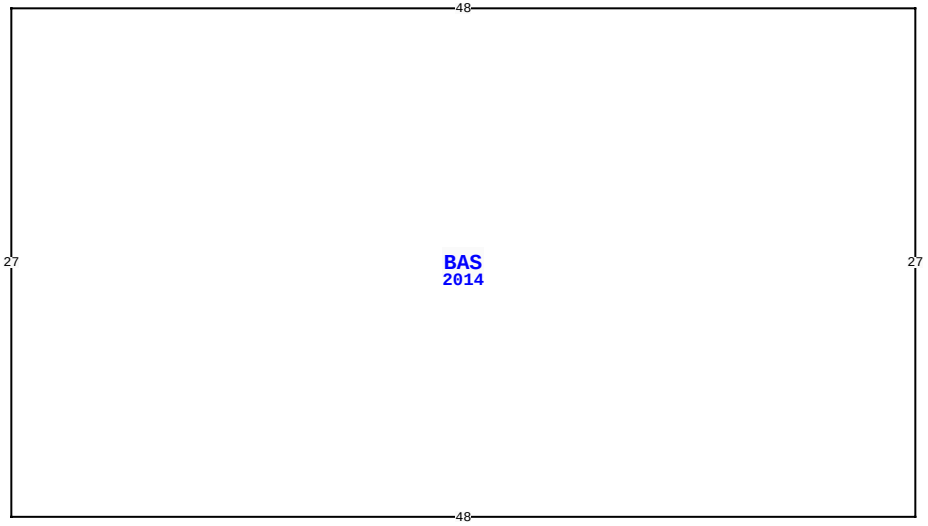
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	48,017
TOTALS	1,296		1,296	48,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,296	114.0000	74.10	96,034	2001	2001	0	0	0	50.00	50.00

3 MH 94NO RP – 0% - 0 Heated Area: 1296 HX Base Yr



86062 JONATHAN MICHAEL LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	176,869
TOTAL MARKET OB/XF VALUE	4,732
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	421,601
SOH/AGL Deduction	129,934
ASSESSED VALUE	291,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,667
TOTAL JUST VALUE	421,601
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015576	H/AC	0	12/01/2001
8731	MH MOVE-ON	26,000	11/06/1991
7449	MH MOVE-ON	17,000	08/30/1988
6984	MH MOVE-ON	15,000	10/22/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0512/0386	3/06/1987	WD	Q	V		24,000
GRANTOR: MCCLENDON ANNE E						
GRANTEE: ARNETT FREDERICK H						
0265/0164	5/01/1978	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W48 S27 E48 N27$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/02/2019 BY TW Total Acres: 3.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS

IN OR 512/386
ESMTS OR 516/487 & OR 518/268
EX 14-30

ARNETT FREDERICK H
85454 FLYING A RANCH
YULEE, FL 32097

2023

38-2N-27-0000-0014-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	03	Quality Level 03

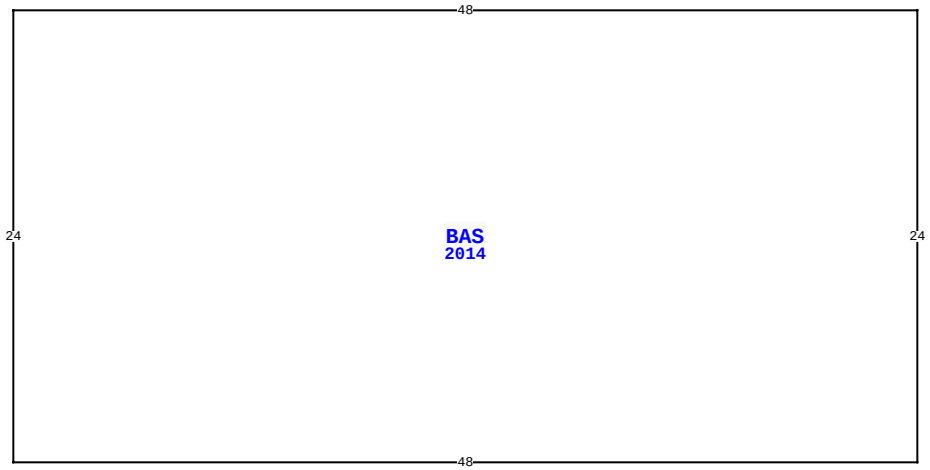
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	38,611
TOTALS	1,152		1,152	38,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	114.0000	79.80	91,930	1997	1997	0	0	0	58.00	42.00

4 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



86062 JONATHAN MICHAEL LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	176,869
TOTAL MARKET OB/XF VALUE	4,732
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	421,601
SOH/AGL Deduction	129,934
ASSESSED VALUE	291,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,667
TOTAL JUST VALUE	421,601
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0512/0386	3/06/1987	WD	Q	V		24,000
GRANTOR: MCCLENDON ANNE E						
GRANTEE: ARNETT FREDERICK H						
0265/0164	5/01/1978	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W48 S24 E48 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/02/2019 BY TW Total Acres: 3.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS