IN OR 2027/953
EX 14-31
EX ESMT OR 1016/4

ARNETT FREDDY JR
85454 FLYING A RANCH DRIVE
YULEE, FL 32097

2023

38-2N-27-0000-0014-0300

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 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	0	0 100
Units		0 100
Quality	04	Quality Level 04

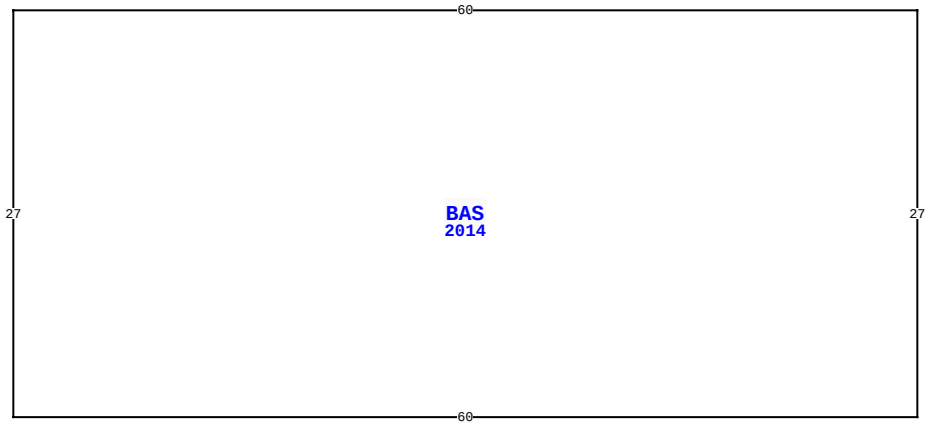
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	69,314
TOTALS	1,620		1,620	69,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	105.3800	73.77	119,507	2000	2005	0	0	0	42.00	58.00

2 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



86138 JONATHAN MICHAEL LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	69,314
TOTAL MARKET OB/XF VALUE	3,255
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	152,569
SOH/AGL Deduction	77,554
ASSESSED VALUE	75,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,015
TOTAL JUST VALUE	152,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145579	CO ISSUED	0	10/29/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2027/0953	2/08/2016	QC	U	I	11	100
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: ARNETT FREDDY JR						
1005/0721	8/28/2001	QC	U	V	19	100
GRANTOR: ARNETT FREDERICK H						
GRANTEE: ARNETT PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W60 S27 E60 N27$.

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	4	4	16.00	SF	10.00	10.00	100	2014	2014	3	70	112	
2	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100	2014	2014	3	70	168	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 3,255

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/06/2020 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS