



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	1,938	194,182
FGR	1,040	55	572	57,313

TOTALS	2,978		2,510	251,494
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	500.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	
4	1242	WD DECK A	0	0	22	12	264.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.51	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,510	125.0000	148.44	372,584	1977	1977	0	0	0 32.50	67.50
1 SNGL FAM - 0% - 0 Heated Area: 1938 HX Base Yr											

85272 FLYING A RANCH, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		251,494	
TOTAL MARKET OB/XF VALUE		5,487	
TOTAL LAND VALUE - MARKET		120,800	
TOTAL MARKET VALUE		377,781	
SOH/AGL Deduction		105,797	
ASSESSED VALUE		271,984	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		271,984	
TOTAL JUST VALUE		377,781	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,651	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0571/0850	5/25/1989	WD	Q	I	
GRANTOR: HADDOCK GLADYS LYNN					106,000
GRANTEE: ARNETT FREDRICK H J					
0314/0074	5/01/1980	QC	U	I	100
GRANTOR:					
GRANTEE:					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W57 FGR=[YR=1993] W26 S40 E26 N40\$ S30 E23 N4 E8 S14 E26 N40\$.											