LOT 3
IN OR 990/1439
THE OAKS PB 6/61

HORTON B ALAN/CLOUD MARIE E
85022 JESSIE LANE
YULEE, FL 32097

2023

42-2N-27-4370-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

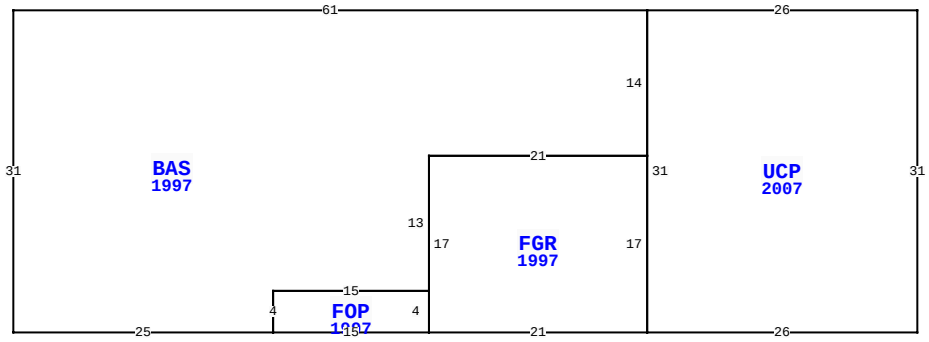
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,474	100	1,474	157,859
FGR	357	55	196	20,991
FOP	60	30	18	1,928
UCP	806	20	161	17,242
TOTALS	2,697		1,849	198,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,849	111.0000	131.81	243,717	1997	1997	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2002 Heated Area: 1474 HX Base Yr 2002



85022 JESSIE LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,449
TOTAL MARKET OB/XF VALUE		43,708
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		340,157
SOH/AGL Deduction		156,527
ASSESSED VALUE		183,630
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,630
TOTAL JUST VALUE		340,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19723	SWIM POOL	40,000	04/01/2007
E0311125	CHNGE SRVC	500	05/01/2003
R024657	REPAIR/RRF	2,000	12/01/2002
B9704072	NEW CONSTR	58,290	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0990/1439	6/08/2001	WD	Q	I		111,000
GRANTOR: ARNETT FREDDY H JR						
GRANTEE: HORTON B ALAN & MAR						
0874/0156	3/11/1999	WD	U	I	06	89,400
GRANTOR: HUFFMAN JOHNNY H & VA						
GRANTEE: ARNETT FREDDY H						

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	0855	CONC PAVER	0	100	0	0	812.00	SF	10.00	10.00	100	2007	2007	3	89	7,227	
2	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	2007	2007	3	52	21,216	
3	0812	CONCRETE C	0	100	0	0	2,065.00	SF	4.00	4.00	100	2007	2007	3	89	7,351	
4	0911	SCRN RM A	0	100	38	34	1,292.00	SF	17.50	17.50	100	2007	2007	3	35	7,914	

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2007] W26 BAS=[YR=1997] W61 S31 E25 FOP=[YR=1997] E15 FGR=[YR=1997] E21 N17 W21 S17$ N4 W15 S4$ N4 E15 N13 E21 N14$ S31 E26 N31$.

LAND DESCRIPTION

TOTAL OB/XF 43,708

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/05/2019 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

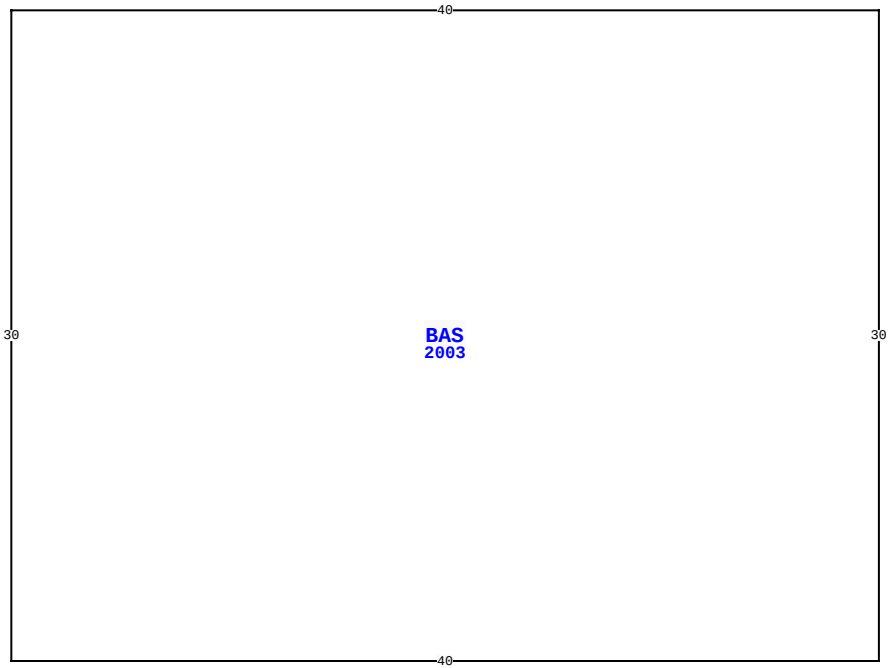
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	18,429
TOTALS	1,200		1,200	18,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	21.33	25,596	2003	2003	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2002 Heated Area: 1200 HX Base Yr 2002



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GRANTEE: ARNETT FREDDY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W40 S30 E40 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

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