BLOCK 3 LOT 3 & PT OF LOT 1
R498180
IN OR 1904/1129

ARNETT FREDERICK H JR
85454 FLYING A RANCH
YULEE, FL 32097

2023

42-2N-27-4612-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85809 ALENE RD, 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	0
TOTAL MARKET OB/XF VALUE	12,868
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	92,868
SOH/AGL Deduction	33,620
ASSESSED VALUE	59,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,248
TOTAL JUST VALUE	92,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145549	CO ISSUED	0	06/10/2014
MH145549	MH MOVE-ON	0	03/01/2014
B1327972	DEMO MH	650	11/01/2013
7169	MH MOVE-ON	42,000	03/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1904/1129	2/26/2014	WD	Q	V	01	27,500
GRANTOR: JONES DEWEY A JR						
GRANTEE: ARNETT FREDERICK H						
0654/0539	4/09/1992	WD	Q	V		19,000
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: JONES DEWEY A JR						

BUILDING NOTES

BUILDING DIMENSIONS

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
2	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2014	2014	3	70	336	
3	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2014	2014	3	70	336	
4	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2014	2014	3	70	196	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,868

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	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/25/2021 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS