PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 1313/44

YEAGLE ARLENE E
85348 FLYING A RANCH
YULEE, FL 32097

2024

42-2N-27-0000-0005-0040

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

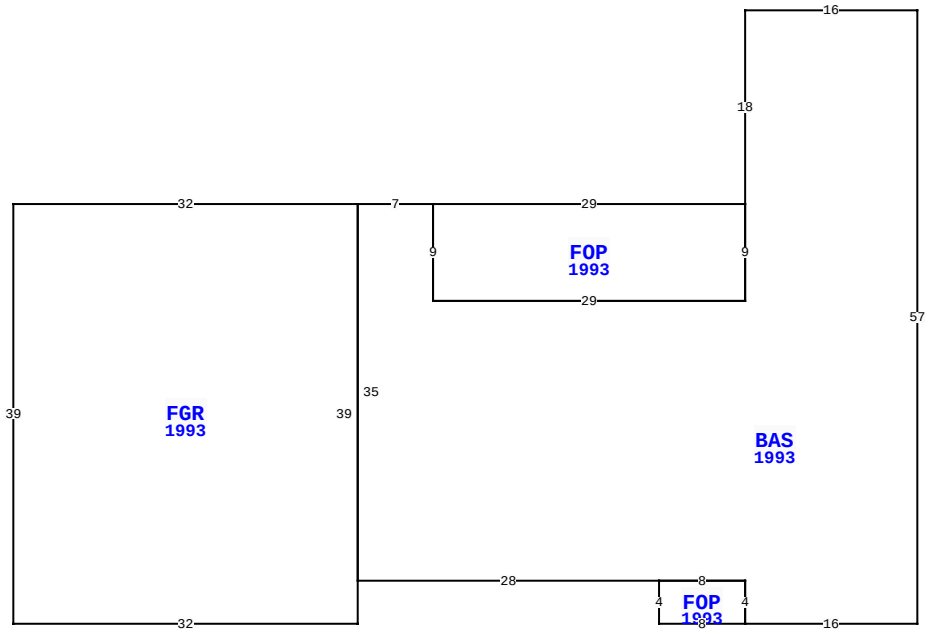
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1,911	193,363
FGR	1,248	55	686	69,412
FOP	32	30	10	1,012
FOP	261	30	78	7,892
TOTALS	3,452		2,685	271,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,685	119.0400	148.80	399,528	1979	1979	0	0	0	32.00	68.00

1 SNGL FAM – 100% - 0 Heated Area: 1911 HX Base Yr



85348 FLYING A RANCH, 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		271,679
TOTAL MARKET OB/XF VALUE		19,000
TOTAL LAND VALUE - MARKET		120,800
TOTAL MARKET VALUE		411,479
SOH/AGL Deduction		227,574
ASSESSED VALUE		183,905
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		128,905
TOTAL JUST VALUE		411,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/0044	4/13/2005	SW	U	I	01	100
GRANTOR: YEAGLE CHARLES F						
GRANTEE: YEAGLE CHARLES F &						
0539/0141	3/21/1988	QC	U	I	01	100
GRANTOR: YEAGLE CHARLES F & JA						
GRANTEE: YEAGLE CHARLES F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S18 FOP=[YR=1993] W29 S9 E29N9$ S9 W29 N9 W7 FGR=[YR=1993] W32 S39 E32N39$ S35 E28 FOP=[YR=1993] S4 E8 N4W8$ E8 S4 E16 N57$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	1980	1980	3	20	8,160	
3	0812	CONCRETE C	0	100	0	0	3,833.00	SF	4.00	4.00	100	1985	1985	3	47	7,206	
4	0811	CONCRETE B	0	100	0	0	334.00	SF	5.20	5.20	100	1980	1980	3	32.5	564	
5	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1990	1990	3	20	40	
6	0845	KOOL DECK	0	100	0	0	595.00	SF	7.25	7.25	100	1980	1980	3	32.5	1,402	

LAND DESCRIPTION

TOTAL OB/XF 19,000

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,800							

REVIEW DATE 03/21/2019 BY SBA Total Acres: 1.51 Total Land Value: 120,800 Market: 0 Agricultural: 0 Common: 120,800 PRINTED 08/06/2024 BY SYS