

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

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

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior WallN/A 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories0 0 100

Units0 0 100

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREA

TOT ADJ PTSTOT ADJ PTS

EFF. BASE RATEEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

0800021,620105.380089.57145,103200020050046.0054.00

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE78,356

TOTAL MARKET OB/XF VALUE3,145

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE166,501

SOH/AGL Deduction75,732

ASSESSED VALUE90,769

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE90,769

TOTAL JUST VALUE166,501

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE154,905

PERMIT NUMDESCRIPTIONAMTISSUED

MH145579CO ISSUED010/29/2014

SALES DATA

OFF RECORD NumberDATETYPEINSTQ U I V I RSN CD SALE PRICE

2027/09532/08/2016QC Q U I 11100

GRANTOR: ARNETT PROPERTIES INC

GRANTEE: ARNETT FREDDY JR

1005/07218/28/2001QC Q U V 19100

GRANTOR: ARNETT FREDERICK H

GRANTEE: ARNETT PROPERTIES I

BUILDING NOTES

BUILDING DIMENSIONS

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

EXTRA FEATURES

86138 JONATHAN MICHAEL LN, YULEE

BLD DATEXF DATEINC DATE

LGL DELAND DATEAG DATE

05/08/2025MLU

LAND DESCRIPTION

TOTAL OB/XF3,145

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0OR0.000.001.00AC1.001.001.0085,000.0085,000.0085,000

REVIEW DATE07/06/2020BYNWA

Total Acres: 1.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000

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