IN OR 1915/1339
ESMT OR 1016/4

FARRIS DEBORAH GAY
86174 JONATHAN MICHAEL LANE
YULEE, FL 32097

2025

38-2N-27-0000-0014-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

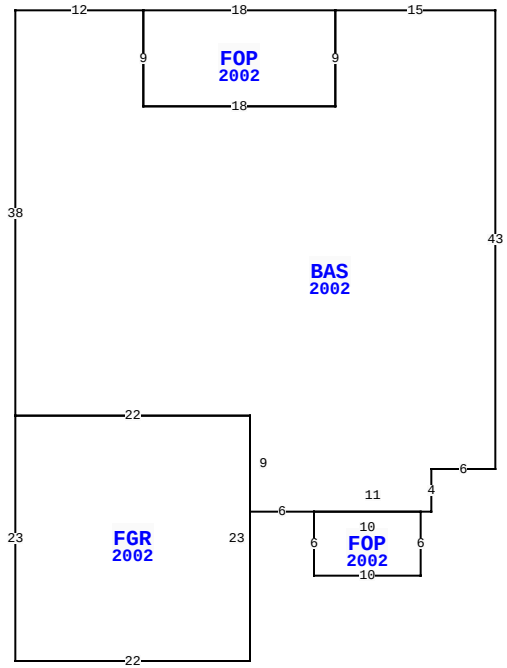
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100	2002	1,731	169,011
FGR	506	55	2002	278	27,143
FOP	60	30	2002	18	1,758
FOP	162	30	2002	49	4,784
TOTALS	2,459			2,076	202,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	120.5400	120.54	250,241	2002	2002	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1731 HX Base Yr 2003



86174 JONATHAN MICHAEL LN, YULEE

BLD DATE	10/04/2013	KK	LGL DATE		
XF DATE			LAND DATE	05/08/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,695
TOTAL MARKET OB/XF VALUE		4,224
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		291,919
SOH/AGL Deduction		136,813
ASSESSED VALUE		155,106
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,384
TOTAL JUST VALUE		291,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/1339	5/03/2014	LE	U	I	11	100
GRANTOR: FARRIS DEBORAH GAY						
GRANTEE: FARRIS JOSHUA D						
1016/0001	10/25/2001	WD	Q	V		25,000
GRANTOR: ARNETT PROPERTIES						
GRANTEE: FARRIS DEBORAH G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 FOP=[YR=2002] W18 S9 E18 N9$ S9 W18 N9 W12 S38 FGR=[YR=2002] S23 E22 N23 W22$ E22 S9 E6 FOP=[YR=2002] S6 E10 N6 W10$ E11N4 E6 N43$.

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	0812	CONCRETE C	0	100	0	0	1,320.00	SF	4.00	4.00	100	2002	2002	3	80	4,224	

LAND DESCRIPTION

TOTAL OB/XF 4,224

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	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS