



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

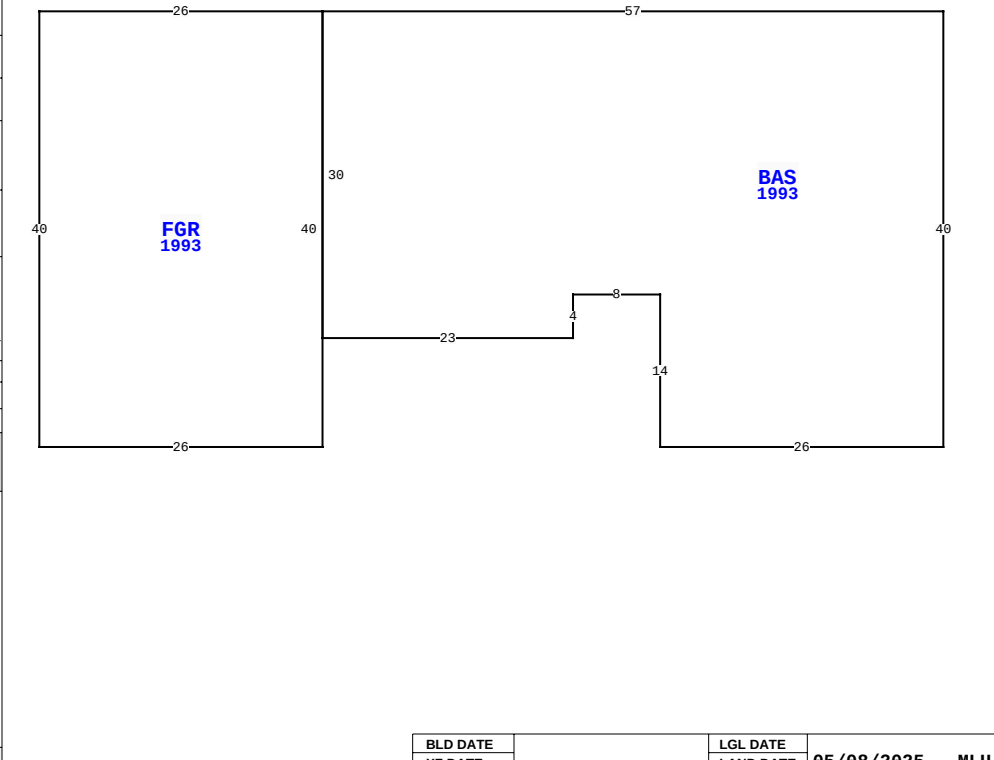
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	1993	1,938	212,647
FGR	1,040	55	1993	572	62,763
TOTALS	2,978			2,510	275,410

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	500.00	SF	6.50
3	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50
4	1242	WD DECK A	0	0	22	12	264.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.51

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,510	125.0000	165.00	414,150	1977	1977	0	0
1 SNGL FAM - 0% - 0									
Heated Area: 1938					HX Base Yr				



85272 FLYING A RANCH, YULEE				XF DATE		LAND DATE				05/08/2025	MLU
				INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540		
500.00	SF	6.50	6.50	100	1980	1980	3	30	975		
400.00	SF	6.50	6.50	100	2000	2000	3	77	2,002		
264.00	SF	10.00	10.00	100	2002	2002	3	20	528		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									PAGE 1 of 1 4
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					275,410				
TOTAL MARKET OB/XF VALUE					5,045				
TOTAL LAND VALUE - MARKET					128,350				
TOTAL MARKET VALUE					408,805				
SOH/AGL Deduction					79,705				
ASSESSED VALUE					329,100				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					329,100				
TOTAL JUST VALUE					408,805				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					388,832				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2737/1686	9/13/2024	WD	U	I	11	100			
GRANTOR:ARNETT FREDRICK H JR									
GRANTEE:ARNETT FREDERICK H									
0571/0850	5/25/1989	WD	Q	I		106,000			
GRANTOR:HADDOCK GLADYS LYNN									
GRANTEE:ARNETT FREDRICK H J									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W57 FGR=[YR=1993] W26 S40 E26 N40\$ S30 E23 N4 E8 S14 E26 N40\$.									