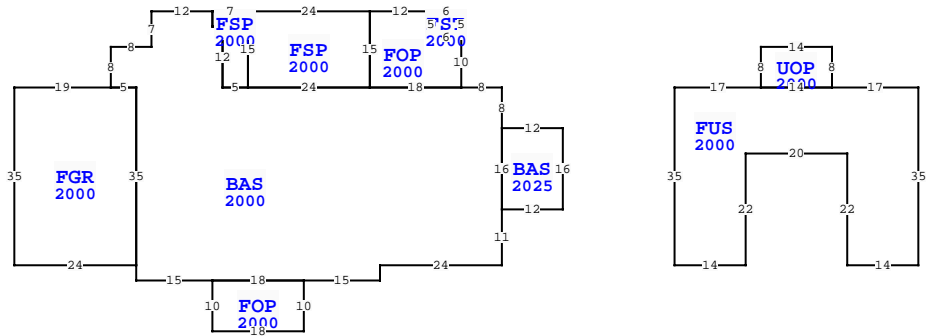




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	5,166	131.1475	207.21	1,070,447	2000	2000	0	0	20.50	79.50
1 SFR CUST - 100% - 2001 Heated Area: 4364 HX Base Yr 2001											



Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,932	100
BAS	192	100
FGR	840	55
FOP	180	30
FOP	240	30
FSP	81	40
FSP	360	40
FST	30	55
FUS	1,240	100
UOP	112	20
TOTALS	6,207	

TOT ADJ AREA	SUBAREA MARKET VALUE
2,932	482,994
192	31,628
840	76,106
180	8,895
240	11,861
81	5,272
360	23,721
30	2,635
1,240	204,267
112	3,624
TOTALS	851,005

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	976,367		
TOTAL MARKET OB/XF VALUE	103,687		
TOTAL LAND VALUE - MARKET	1,763,875		
TOTAL MARKET VALUE	1,702,324		
SOH/AGL Deduction	875,189		
ASSESSED VALUE	827,135		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	776,413		
TOTAL JUST VALUE	2,843,929		
NCON VALUE	109,241		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	982,806		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B5412	NEW CONSTR	155,005	09/01/1998
C5412	CO ISSUED	155,005	09/01/1998

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 FREDERICK H JR						
GRANTEE: ARNETT FREDERICK H						
2713/182	5/21/2024	WD U		I	11	100
GRANTOR: ARNETT TRUST						
GRANTEE: ARNETT FREDDY JR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	1	100	0	0	8,858.00	SF	4.00	4.00	100
2	0812	CONCRETE C	0	0	0	0	2,359.00	SF	3.80	3.80	100
3	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100
4	0680	POLE SHED	2	0	53	21	1,113.00	SF	10.00	10.00	100
5	0845	KOOL DECK	0	100	0	0	1,101.00	SF	7.25	7.25	100
6	0940	SHEDS/PORT	2	0	40	30	1,200.00	SF	30.00	30.00	100
7	1127	BRICK 8"	0	100	0	0	35.00	SF	11.00	11.00	100
8	1127	BRICK 8"	0	0	0	0	326.00	SF	11.00	11.00	100
9	1128	BRICK 12"	0	100	0	0	72.00	SF	14.00	14.00	100
10	1122	CB 6"	0	0	180	3	540.00	SF	5.85	5.85	100

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	7.00	AC	1.00
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC	1.00
3	009620	C	MARSH	100		OR	0.00	0.00	1.00	AC	1.00
4	005501	A	TIMBER 2 P S	100		OR	0.00	0.00	17.44	AC	1.00
5	005401	A	TIMBER 1 P	100		OR	0.00	0.00	16.97	AC	1.00
6	006000	A	PASTURE - HA	100		OR	0.00	0.00	8.00	AC	1.00
TOTAL OB/XF 61,204											

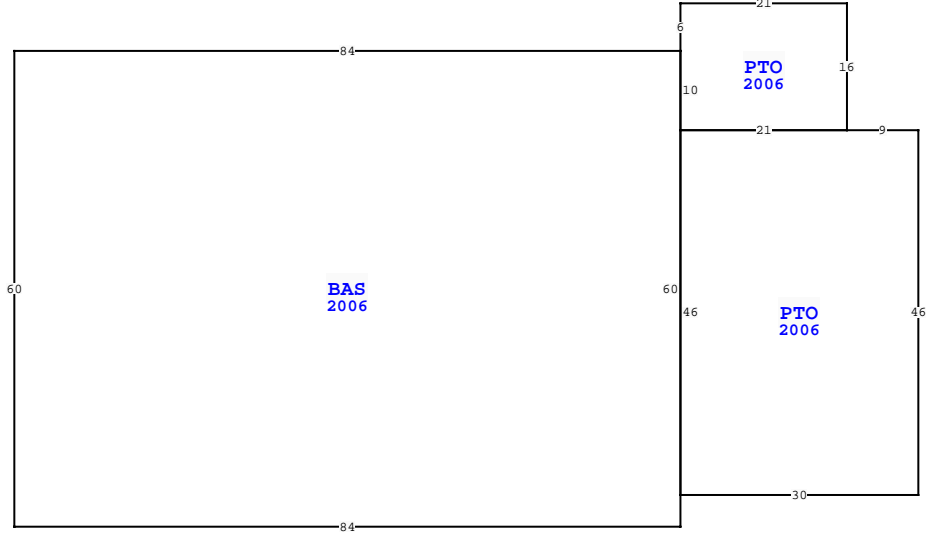
BUILDING NOTES											
BAS=[YR=2000;ORIG=0,0] W8 W18 W24 W5 N12 W2 N3 W12 S7 W8 S8 E5 S3 S3 E15 E18 E15 N3 E24 N11 N16 N8 \$											
FUS=[YR=2000;ORIG=34,0] E17 E14 E17 S35 W14 N22 W20 S22 W14 N35 \$											
FGR=[YR=2000;ORIG=-77,0] W19 S35 E24 N35 W5 \$											
FSP=[YR=2000;ORIG=-26,-15] W24 S15 E24 N15 \$											
FOP=[YR=2000;ORIG=-8,0] N10 W6 N5 W12 S15 E18 \$											
FOP=[YR=2000;ORIG=-57,38] S10 E18 N10 W18 \$											
UOP=[YR=2000;ORIG=51,0] N8 E14 S8 W14 \$											
FSP=[YR=2000;ORIG=-50,-15] W7 S3 E2 S12 E5 N15 \$											
FST=[YR=2000;ORIG=-8,-10] N5 W6 S5 E6 \$											
BAS=[YR=2025;ORIG=0,8] E12 S16 W12 N16 \$											

LAND DESCRIPTION												TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	7.00	AC	1.00	1.00	1.00	85,000.00	85,000.00	595,000							
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC	1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	009620	C	MARSH	100		OR	0.00	0.00	1.00	AC	1.00	1.00	1.00	100.00	100.00	100							
4	005501	A	TIMBER 2 P S	100		OR	0.00	0.00	17.44	AC	1.00	1.00	1.00	515.00	515.00	8,982							
5	005401	A	TIMBER 1 P	100		OR	0.00	0.00	16.97	AC	1.00	1.00	1.00	750.00	750.00	12,728							
6	006000	A	PASTURE - HA	100		OR	0.00	0.00	8.00	AC	1.00	1.00	1.00	370.00	370.00	2,960							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	05	STEEL 100	
Story Height		14 100	
RMS		1 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,040	100	2006
PTO	336	5	2006
PTO	1,380	5	2006
TOTALS	6,756		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	GARAGE RES	- 100%	- 2025								
Heated Area: 5040						HX Base Yr 2001					



NASSAU COUNTY PROPERTY		PAGE 2 of 3	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			976,367
TOTAL MARKET OB/XF VALUE			103,687
TOTAL LAND VALUE - MARKET			1,763,875
TOTAL MARKET VALUE			1,702,324
SOH/AGL Deduction			875,189
ASSESSED VALUE			827,135
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			776,413
TOTAL JUST VALUE			2,843,929
NCON VALUE			109,241
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			982,806

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 FREDERICK H JR						
GRANTEE: ARNETT FREDERICK H						
2713/182	5/21/2024	WD	U	I	11	100
GRANTOR: ARNETT TRUST						
GRANTEE: ARNETT FREDDY JR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
11	1128	BRICK 12"	0	100	0	0	96.00	SF	14.00	14.00	100
12	0803	ASPHALT C	0	0	0	0	21,797.00	SF	2.00	2.00	100
13	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100
14	0300	BOAT DCK W	0	0	4	22	88.00	SF	40.00	40.00	100
15	1128	BRICK 12"	0	100	0	0	100.00	SF	14.00	14.00	100
16	0303	FLT DOCK W	0	0	8	16	128.00	SF	26.00	26.00	100
17	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100
18	0311	WD GANG WY	0	0	0	0	8.00	SF	45.00	45.00	100
19	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
20	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
85454 FLYING A RANCH, YULEE											
BLD DATE		LGL DATE		05/08/2025		MLU					
XF DATE		LAND DATE		06/04/2025		KB					
INC DATE		AG DATE									
TOTALS 33,158											

BUILDING NOTES											

BUILDING DIMENSIONS											
PTO=[YR=2006] W9 PTO=[YR=2006] N16 W21 S6 BAS=[YR=2006] W84 S60 E84 N60\$ S10 E21\$ W21 S46 E30 N46\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
7	009910	M	MARKET VALUE	100		OR	0.00	0.00	42.41	AC		1.00	1.00	1.00	27,500.00	27,500.00	1,166,275							

