

LOT 3
IN OR 990/1439
THE OAKS PB 6/61

HORTON B ALAN/CLOUD MARIE E
85022 JESSIE LANE
YULEE, FL 32097

2025

42-2N-27-4370-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	4048.00	

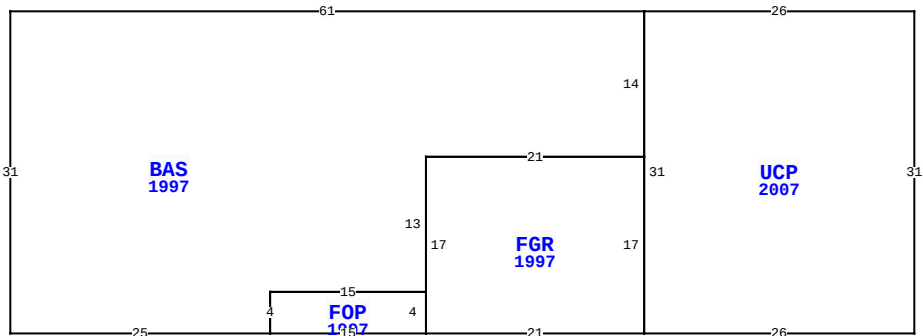
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100	1997	1,474	172,236
FGR	357	55	1997	196	22,903
FOP	60	30	1997	18	2,103
UCP	806	20	2007	161	18,813
TOTALS	2,697			1,849	216,055

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	812.00	SF	10.00
2	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00
3	0812	CONCRETE C	0	100	0	0	2,065.00	SF	4.00
4	0911	SCRN RM A	0	100	38	34	1,292.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

REVIEW DATE 12/05/2019 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,849	111.0000	146.52	270,915	1997	1997		0	0	20.25
1 SNGL FAM - 100% - 2002 Heated Area: 1474 HX Base Yr 2002											



85022 JESSIE LN, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/09/2025 MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								234,456	
TOTAL MARKET OB/XF VALUE								38,307	
TOTAL LAND VALUE - MARKET								85,000	
TOTAL MARKET VALUE								357,763	
SOH/AGL Deduction								163,139	
ASSESSED VALUE								194,624	
TOTAL EXEMPTION VALUE								50,722	
BASE TAXABLE VALUE								143,902	
TOTAL JUST VALUE								357,763	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								345,447	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19723	SWIM POOL	40,000	04/01/2007
E0311125	CHNGE SRVC	500	05/01/2003
R024657	REPAIR/RRF	2,000	12/01/2002
B9704072	NEW CONSTR	58,290	07/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0990/1439	6/08/2001	WD	Q	I		111,000	
GRANTOR: ARNETT FREDDY H JR							
GRANTEE: HORTON B ALAN & MAR							
0874/0156	3/11/1999	WD	Q	I	06	89,400	
GRANTOR: HUFFMAN JOHNNY H & VA							
GRANTEE: ARNETT FREDDY H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=2007] W26 BAS=[YR=1997] W61 S31 E25 FOP=[YR=1997] E15 FGR=[YR=1997] E21 N17 W21 S17\$ N4 W15 S4\$ N4 E15 N13 E21 N14\$ S31 E26 N31\$.									

TOTAL OB/XF									
38,307									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

Market: 0 Agricultural: 0 Common: 85,000

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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