LOT 27
IN OR 489 PG 270
1984 CATA SW/MH

ARNETT FREDDIE JR
85454 FLYING A RANCH
YULEE, FL 32097

2025

42-2N-27-4610-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

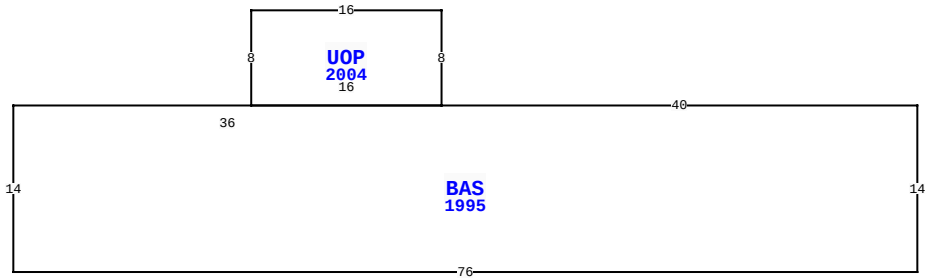
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1995	1,064	17,626
UOP	128	25	2004	32	530
TOTALS	1,192			1,096	18,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,096	69.0200	55.22	60,521	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



85027 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	18,156
TOTAL MARKET OB/XF VALUE	972
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	104,128
SOH/AGL Deduction	34,033
ASSESSED VALUE	70,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,095
TOTAL JUST VALUE	104,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004865	ADDITION	0	01/01/2017
95-0311	REPAIR/RRF	2,100	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0489/0270	5/01/1986	WD	Q	V		8,300
GRANTOR:						
GRANTEE:						
0448/0175	3/01/1985	WD	Q	V		9,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W40 UOP=[YR=2004] N8 W16 S8 E16$ W36 S14 E76 N14$.

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	1242	WD DECK A	0	0	3	6	18.00	SF	10.00	10.00	100	1994	1994	3	20	36	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1989	1989	3	20	720	
3	0681	POLE SHED	0	0	12	6	72.00	SF	15.00	15.00	100	1989	1989	3	20	216	

LAND DESCRIPTION

TOTAL OB/XF 972

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	0	0006	OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS