

BLOCK 3 LOT 3 & PT OF LOT 1
IN OR 1904/1129
YULEE WOODS #2 PB 5/83 & 83

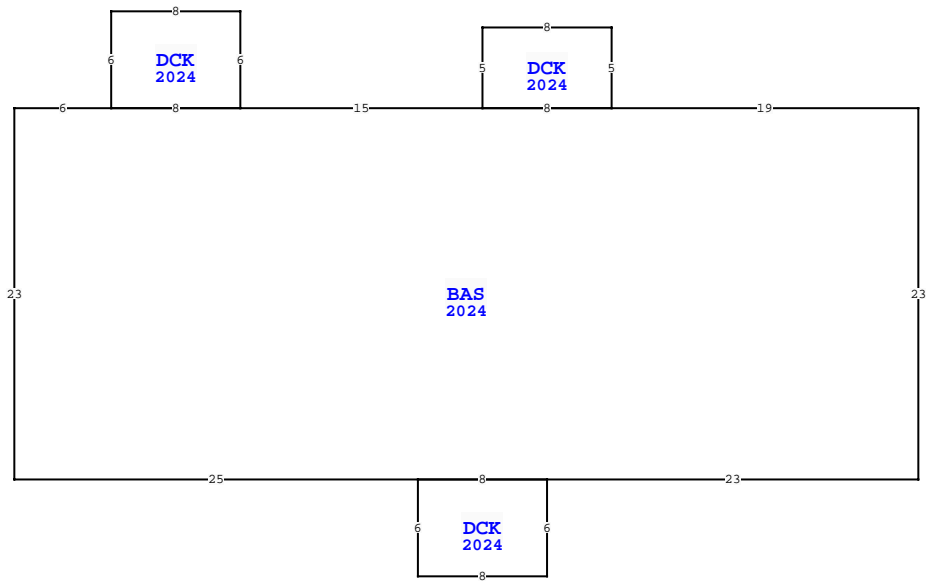
ARNETT FREDERICK H JR
85454 FLYING A RANCH
YULEE, FL 32097

2025

42-2N-27-4612-0003-0030

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
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	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,288	100	2024
DCK	40	15	2024
DCK	48	15	2024
DCK	48	15	2024
TOTALS	1,424		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,308	122.8000	104.38	136,529	1999	1999	0	0	58.00	42.00		
1 M/H 94+ - 0% - 2024 Heated Area: 1288 HX Base Yr													



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		57,342			
TOTAL MARKET OB/XF VALUE		0			
TOTAL LAND VALUE - MARKET		85,000			
TOTAL MARKET VALUE		142,342			
SOH/AGL Deduction		12,346			
ASSESSED VALUE		129,996			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		129,996			
TOTAL JUST VALUE		142,342			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		133,005			
EXPIRED 2014 DECALS: 1799476 & 17994350					
DW/MH VIN: PSHGA21753(A/B)					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
MH145549	CO ISSUED	0	06/10/2014		
MH145549	MH MOVE-ON	0	03/01/2014		
B1327972	DEMO MH	650	11/01/2013		
7169	MH MOVE-ON	42,000	03/08/1988		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1904/1129	2/26/2014	WD Q	V		01	27,500
GRANTOR: JONES DEWEY A JR						
GRANTEE: ARNETT FREDERICK H						
0654/0539	4/09/1992	WD Q	V			19,000
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: JONES DEWEY A JR						

EXTRA FEATURES														BLD DATE		LGL DATE		LAND DATE		AG DATE	
L N	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	05/09/2025	MLU			
85809 ALENE RD, YULEE																					
TOTAL OB/XF 0																					

BUILDING NOTES													
BAS=[YR=2024;ORIG=-40,-20] E6 E8 E15 E8 E19 S23 W23 W8 W25 N23 \$													
DCK=[YR=2024;ORIG=-15,3] E8 S6 W8 N6 \$													
DCK=[YR=2024;ORIG=-34,-26] E8 S6 W8 N6 \$													
DCK=[YR=2024;ORIG=-11,-25] E8 S5 W8 N5 \$													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=-40,-20] E6 E8 E15 E8 E19 S23 W23 W8 W25 N23 \$													
DCK=[YR=2024;ORIG=-15,3] E8 S6 W8 N6 \$													
DCK=[YR=2024;ORIG=-34,-26] E8 S6 W8 N6 \$													
DCK=[YR=2024;ORIG=-11,-25] E8 S5 W8 N5 \$													

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	DPH 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							