BLOCK 7 LOT 13
IN OR 1966/1755 & 1966/1756
R583870 & R583871

ARNETT FREDDIE
85454 FLYING A RANCH
YULEE, FL 32097

2025

42-2N-27-4613-0007-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

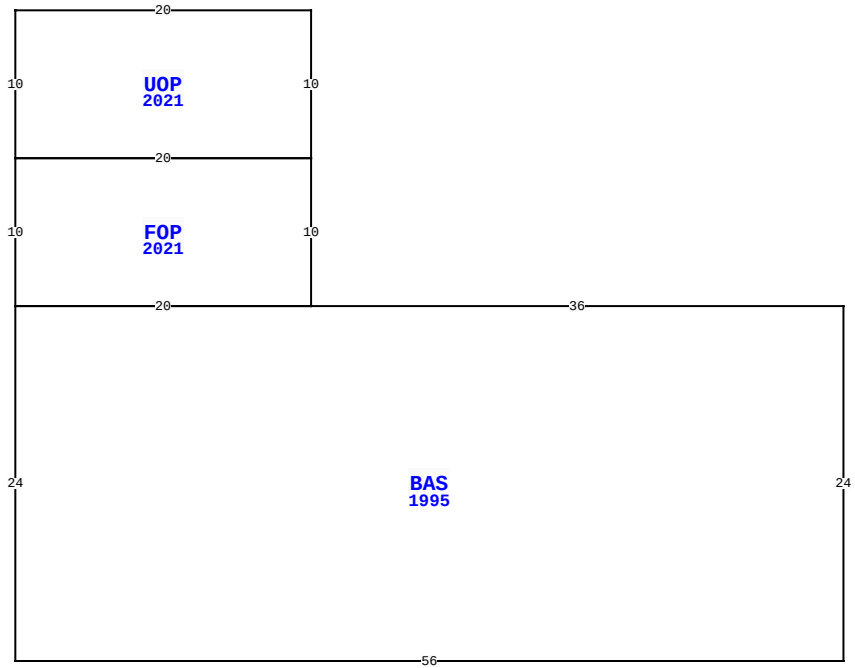
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1995	1,344	59,304
FOP	200	30	2021	60	2,648
UOP	200	25	2021	50	2,206
TOTALS	1,744			1,454	64,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,454	123.6000	105.06	152,757	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1344 HX Base Yr



85441 RADIO AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,158
TOTAL MARKET OB/XF VALUE	2,820
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	151,978
SOH/AGL Deduction	37,940
ASSESSED VALUE	114,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,038
TOTAL JUST VALUE	151,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-806	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/1756	3/06/2015	WD	U	I	16	100
GRANTOR: JENNINGS TERESA ANGEL						
GRANTEE: ARNETT FREDDIE						
1966/1755	3/06/2015	WD	U	I	38	50,000
GRANTOR: LEE ROBERT T						
GRANTEE: ARNETT FREDDIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W36 W20 S24 E56 N24 $
FOP=[YR=2021;ORIG=-36,0] N10 W20 S10 E20 $
UOP=[YR=2021;ORIG=-36,-10] N10 W20 S10 E20 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 2,820

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/24/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS