BLOCK 1 LOT 22
IN OR 722 PG 625
EX FPL ESMT OR 393/289

ARNETT FREDDIE JR
85454 FLYING A RANCH
YULEE, FL 32097

2025

43-2N-27-4621-0001-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

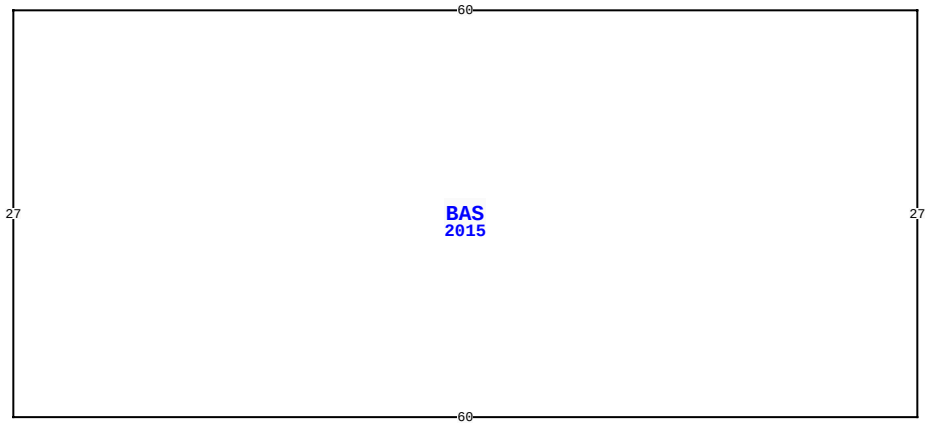
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,620	100	2015	1,620	48,415
TOTALS	1,620			1,620	48,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	99.62	161,384	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



85097 AMANDA CT, YULEE

BLD DATE	09/11/2015 KK	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	48,415
TOTAL MARKET OB/XF VALUE	2,192
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	135,607
SOH/AGL Deduction	21,178
ASSESSED VALUE	114,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,429
TOTAL JUST VALUE	135,607
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135476	CO ISSUED	0	06/04/2013
P0408684	NEW BATH	0	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0722/0625	1/19/1995	WD	U	I	10	11,900
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: ARNETT FREDDIE JR						
0449/0461	3/01/1985	CD	U	V		11,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W60 S27 E60 N27$.

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	8	8	64.00	SF	10.00	10.00	100	2010	2010	3	40	256	
2	1242	WD DECK A	0	0	0	0	104.00	SF	10.00	10.00	100	2010	2010	3	40	416	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520	

LAND DESCRIPTION

TOTAL OB/XF 2,192

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

REVIEW DATE 12/08/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS