L/E OR 1501/282

FARMER RHONDA L/E/
77034 ARABIAN ROAD
YULEE, FL 32097

2026

02-3N-26-0000-0005-0010

BUILDING CHARACTERISTICS

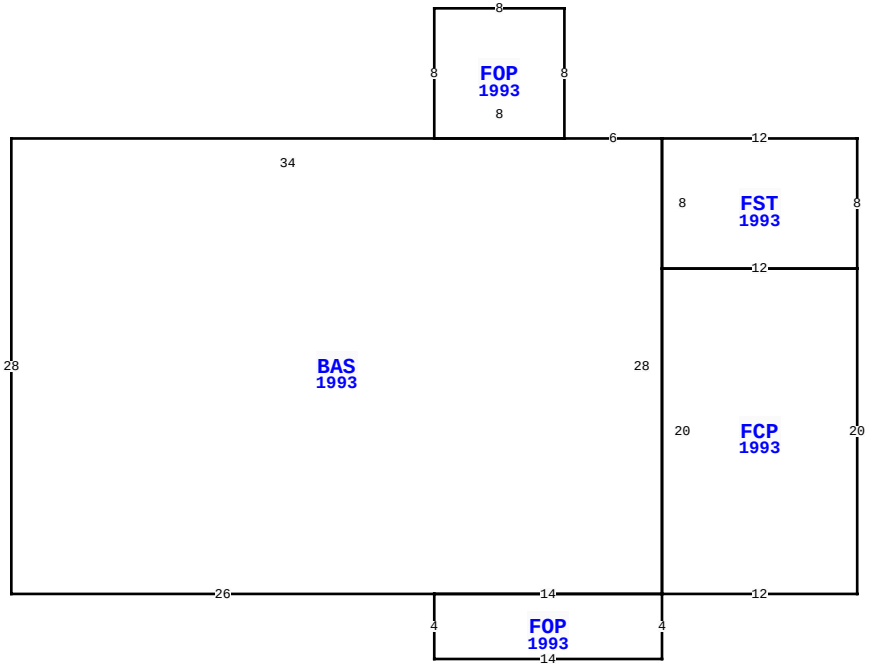
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	97,201
FCP	240	25	1993	60	5,207
FOP	56	30	1993	17	1,475
FOP	64	30	1993	19	1,649
FST	96	55	1993	53	4,599
TOTALS	1,576			1,269	110,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,269	114.4000	120.12	152,432	1972	1972	0	0	0	27.75	72.25

1 SINGLE FAM 100% - 2004 Heated Area: 1120 HX Base Yr 2004



77034 ARABIAN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	110,132
TOTAL MARKET OB/XF VALUE	7,027
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	167,159
SOH/AGL Deduction	85,786
ASSESSED VALUE	81,373
TOTAL EXEMPTION VALUE	HX HB WX SX 81,373
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	167,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/0282	5/24/2007	QC	U	I	18	100
GRANTOR: FARMER RHONDA & JIMMY						
GRANTEE: FARMER ROBERT JAMES						
1143/1322	6/09/2003	WD	U	I	24	50,000
GRANTOR: BLACKSHEAR WALTER & L						
GRANTEE: FARMER RHONDA & JIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FOP=[YR=1993] N8 W8 S8E8$ W34 S28
E26FOP=[YR=1993] S4E14 N4 W14$ E14 FCP=[YR=1993] E12 N20
FST=[YR=1993] N8 W12 S8 E12$ W12 S20 $ N28$.

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	0940	SHEDS/PORT	0	100	13	31	403.00	SF	30.00	30.00	100	1970	1970	3	20	2,418	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1999	1999	3	20	864	
3	0681	POLE SHED	0	100	9	9	81.00	SF	15.00	15.00	100	2004	2004	3	30	365	
4	0350	CARPORT WD	0	100	30	9	270.00	SF	13.00	13.00	100	2004	2004	3	20	702	
5	0681	POLE SHED	0	100	30	9	270.00	SF	15.00	15.00	100	2005	2005	3	32	1,296	
6	0680	POLE SHED	0	100	0	0	432.00	SF	10.00	10.00	100	2005	2005	3	32	1,382	

LAND DESCRIPTION

TOTAL OB/XF 7,027

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/15/2024 BY TWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS