

PT OF GOVT LOT 1 &
N370.28 FT OF GOVT LOT 4
PARCELS 2-4 2-5 2-6 2-7 & 2-11

FREEMAN JOHN B & BERNICE A
96114 RAMBLING OAKS TRAIL
YULEE, FL 32097

2026

24-2N-28-0000-0002-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4031.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	165	15	1993	25	3,197
BAS	1,630	100	1993	1,630	208,419
FGR	528	55	1993	290	37,081
FOP	112	30	1993	34	4,347
FST	144	55	1993	79	10,101
FUS	1,582	100	1993	1,582	202,282
USP	165	30	2007	50	6,393
TOTALS	4,326			3,690	471,820

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	1242	WD DECK A	0 100	0	0	905.00	SF	10.00	10.00
5	0300	BOAT DCK W	0 100	0	0	1,315.00	SF	40.00	40.00
6	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00
7	0303	FLT DOCK W	0 100	20	8	160.00	SF	26.00	26.00
8	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00
9	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00
10	0350	CARPORT WD	0 100	24	20	480.00	SF	13.00	13.00
15	0752	USP	0 100	14	20	280.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	5.24
2	009500	C	SUBMERGED	100		RSF-1	0.00	0.00	3.15

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,690	112.3605	156.18	576,304	1988	1998	0	0	0 18.13	81.87	
1 SNGL FAM 100% - 0 Heated Area: 3212 HX Base Yr												
BLD DATE 03/03/2023 NW LGL DATE 03/27/2026 MLU												
XF DATE INC DATE												
AG DATE												

TOTAL OB/XF 42,676												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988
3	1242	WD DECK A	0 100	0	0	905.00	SF	10.00	10.00	100	1989	1989
5	0300	BOAT DCK W	0 100	0	0	1,315.00	SF	40.00	40.00	100	2010	2010
6	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2010	2010
7	0303	FLT DOCK W	0 100	20	8	160.00	SF	26.00	26.00	100	2010	2010
8	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000
9	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2015	2015
10	0350	CARPORT WD	0 100	24	20	480.00	SF	13.00	13.00	100	2015	2015
15	0752	USP	0 100	14	20	280.00	SF	15.00	15.00	100	2018	2018

TOTAL OB/XF 42,676												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	5.24	AC		1.00
2	009500	C	SUBMERGED	100		RSF-1	0.00	0.00	3.15	AC		1.00

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
STANDARD												
VALUATION BY												
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE 471,820												
TOTAL MARKET OB/XF VALUE 42,676												
TOTAL LAND VALUE - MARKET 628,879												
TOTAL MARKET VALUE 1,143,375												
SOH/AGL Deduction 671,094												
ASSESSED VALUE 472,281												
TOTAL EXEMPTION VALUE HX HB 51,411												
BASE TAXABLE VALUE 420,870												
TOTAL JUST VALUE 1,143,375												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 1,119,885												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1912453	REPAIR/RRF	12,585	12/05/2019
3958	NEW CONSTR	119,334	03/20/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0540/0164	4/05/1988	WD	U	V	07	100			
GRANTOR: JONES IRIS F									
GRANTEE: FREEMAN JOHN B									
0513/0203	3/18/1987	WD	U	I		40,000			
GRANTOR: JONES IRIS FREEMAN									
GRANTEE: FREEMAN JOHN & B A									

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W3 USP=[YR=2007] N11 W15 S11 E15\$ W16 S5 W9 U3 L3 W6 D3 L3 W11 S10 FGR=[YR=1993] W20 S22 FST=[YR=1993] W6 S8 E18 N8 W12\$ E24 FOP=[YR=1993] E28 N4 W28 S4\$ N22 W4 \$ E4 S18 E28 S8 E19 N41\$ PTR= E15 FUS=[YR=1993] E28 N5 E1 BAL=[YR=1993] N11 E15 S11 W15\$ E18 S42 W19 N9 W28 N28\$ W15\$.												