

IN OR 512/386
ESMTS OR 516/487 & OR 518/268
EX 14-30

ARNETT FREDERICK H
85454 FLYING A RANCH
YULEE, FL 32097

2026

38-2N-27-0000-0014-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	2018	1,734	113,012
FOP	48	30	2018	14	913
TOTALS	1,782			1,748	113,925

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	14	5	70.00	SF	10.00
2	1242	WD DECK A	0	0	6	7	42.00	SF	10.00
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
4	1242	WD DECK A	0	0	8	7	56.00	SF	10.00
5	1242	WD DECK A	0	0	8	8	64.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	3.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,748	116.8000	105.12	183,750	2010	2010	0	0	0	38.00	62.00	
1 M/H 94+ 0% - 0 Heated Area: 1734 HX Base Yr													
BAS 2018													
FOP 2018													

86062 JONATHAN MICHAEL LN, YULEE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/08/2026 MLU									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 3									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					207,890				
TOTAL MARKET OB/XF VALUE					4,405				
TOTAL LAND VALUE - MARKET					270,000				
TOTAL MARKET VALUE					482,295				
SOH/AGL Deduction					94,086				
ASSESSED VALUE					388,209				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					388,209				
TOTAL JUST VALUE					482,295				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					467,427				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009065	CO ISSUED	0	11/01/2018
18007485	MH MOVE-ON	0	07/24/2018
MH135522	CO ISSUED	0	02/03/2014
MH135522	MH MOVE-ON	0	12/01/2013
MH135478	CO ISSUED	0	08/07/2013
B1327537	ADDITION	1,625	08/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0512/0386	3/06/1987	WD	Q	V		24,000	
GRANTOR: MCLENDON ANNE E							
GRANTEE: ARNETT FREDERICK H							
0265/0164	10/26/1977	WD	Q	V		10,000	
GRANTOR: ROPER GEORGE E & DUST							
GRANTEE: PRUDENTIAL ENTERPRI							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2018] W66 S27 E26 FOP=[YR=2018] E12 N4 W12 S4\$ N4 E12 S4 E28 N27\$.									

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[illegible]

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