IN OR 2027/953
EX 14-31
EX ESMT OR 1016/4

ARNETT FREDDY JR
85454 FLYING A RANCH DRIVE
YULEE, FL 32097

2026

38-2N-27-0000-0014-0300

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 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	0	0 100
Units		0 100
Quality	04	Quality Level 04

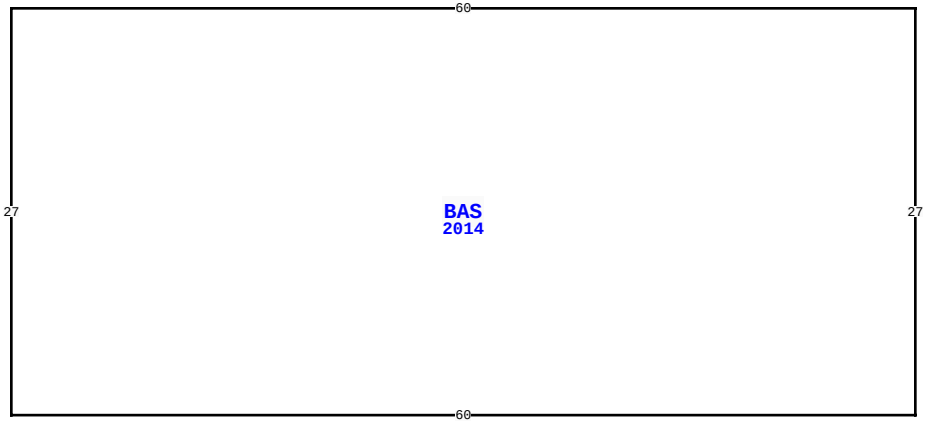
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2014	1,620	79,893
TOTALS	1,620			1,620	79,893

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	105.3800	94.84	153,641	2000	2005	0	0	0	48.00	52.00

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



86138 JONATHAN MICHAEL LN, 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	79,893
TOTAL MARKET OB/XF VALUE	3,055
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	172,948
SOH/AGL Deduction	73,102
ASSESSED VALUE	99,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,846
TOTAL JUST VALUE	172,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145579	CO ISSUED	0	10/29/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2027/0953	2/08/2016	QC	U	I	11	100
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: ARNETT FREDDY JR						
1005/0721	8/28/2001	QC	U	V	19	100
GRANTOR: ARNETT FREDERICK H						
GRANTEE: ARNETT PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] 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	4	4	16.00	SF	10.00	10.00	100	2014	2014	3	55	88	
2	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100	2014	2014	3	55	132	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 3,055

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	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS