PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 1313/44

YEAGLE ARLENE E
85348 FLYING A RANCH
YULEE, FL 32097

2026

42-2N-27-0000-0005-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

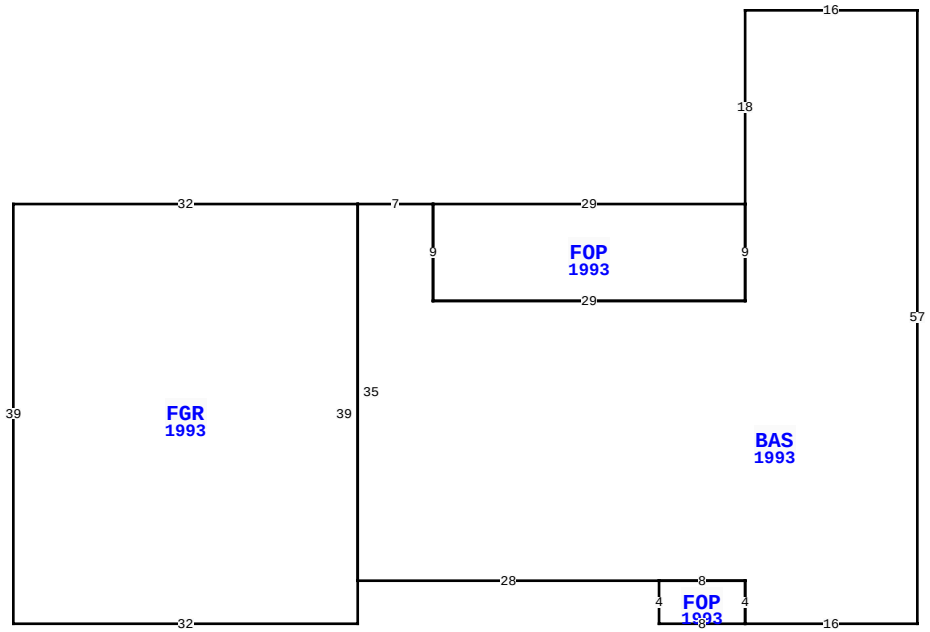
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1993	1,911	211,863
FGR	1,248	55	1993	686	76,053
FOP	32	30	1993	10	1,109
FOP	261	30	1993	78	8,648
TOTALS	3,452			2,685	297,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,685	119.0400	165.47	444,287	1979	1979	0	0	0	33.00	67.00

1 SNGL FAM 100% - 0 Heated Area: 1911 HX Base Yr 2006



85348 FLYING A RANCH, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,672
TOTAL MARKET OB/XF VALUE		44,010
TOTAL LAND VALUE - MARKET		135,900
TOTAL MARKET VALUE		477,582
SOH/AGL Deduction		283,235
ASSESSED VALUE		194,347
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		137,936
TOTAL JUST VALUE		477,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1313/0044	4/13/2005	SW	Q	I	01	100
GRANTOR: YEAGLE CHARLES F						
GRANTEE: YEAGLE CHARLES F &						
0539/0141	3/21/1988	QC	Q	I	01	100
GRANTOR: YEAGLE CHARLES F & JA						
GRANTEE: YEAGLE CHARLES F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S18 FOP=[YR=1993] W29 S9 E29N9$ S9 W29 N9 W7 FGR=[YR=1993] W32 S39 E32N39$ S35 E28 FOP=[YR=1993] S4 E8 N4W8$ E8 S4 E16 N57$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	
5	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1990	1990	3	20	40	

LAND DESCRIPTION

TOTAL OB/XF 44,010

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	0006	OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	90,000.00	90,000.00	135,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.51 Total Land Value: 135,900 Market: 0 Agricultural: 0 Common: 135,900 PRINTED 07/09/2026 BY SYS