PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2743/589

ARNETT FREDDY JR & NANCY E
PO BOX 1036
YULEE, FL 32041

2026

42-2N-27-0000-0005-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

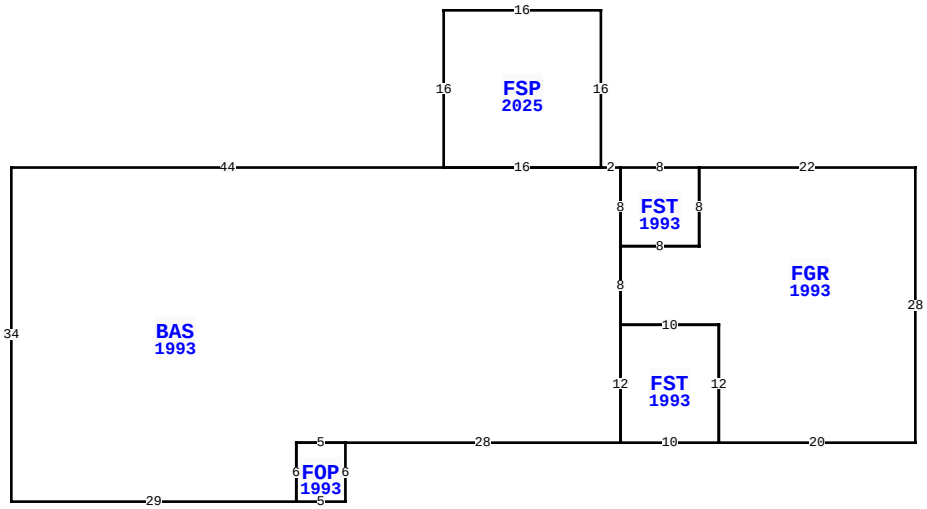
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,910	100	1993	1,910	250,091
FGR	656	55	1993	361	47,268
FOP	30	30	1993	9	1,178
FSP	256	40	2025	102	13,356
FST	64	55	1993	35	4,582
FST	120	55	1993	66	8,642
TOTALS	3,036			2,483	325,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,483	119.6160	166.27	412,848	1970	2000	0	0	0	21.25	78.75

1 SNGL FAM 0% - 2025 Heated Area: 1910 HX Base Yr



85455 FLYING A RANCH, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	325,118
TOTAL MARKET OB/XF VALUE	43,970
TOTAL LAND VALUE - MARKET	91,800
TOTAL MARKET VALUE	460,888
SOH/AGL Deduction	0
ASSESSED VALUE	460,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	460,888
TOTAL JUST VALUE	460,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/589	9/09/2024	WD	U	I	11	100
GRANTOR: ARNETT FREDDY JR						
GRANTEE: ARNETT FREDDY JR &						
2713/182	5/21/2024	WD	U	I	11	100
GRANTOR: ARNETT TRUST						
GRANTEE: ARNETT FREDDY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-30,0] W2 W16 W44 S34 E29 N6 E5 E28 N12 N8 N8 $
FGR=[YR=1993;ORIG=0,0] W22 S8 W8 S8 E10 S12 E20 N28 $
FSP=[YR=2025;ORIG=-48,0] E16 N16 W16 S16 $
FST=[YR=1993;ORIG=-30,28] E10 N12 W10 S12 $
FST=[YR=1993;ORIG=-22,0] W8 S8 E8 N8 $
FOP=[YR=1993;ORIG=-63,34] E5 N6 W5 S6 $
.

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	0860	POOL/SPA	0	0	14	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 43,970

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	0006	OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	90,000.00	90,000.00	91,800							

REVIEW DATE 06/17/2025 BY KWA Total Acres: 1.02 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 07/09/2026 BY SYS