BLOCK 7 LOT 13
IN OR 1966/1755 & 1966/1756
R583870 & R583871

ARNETT FREDDIE
85454 FLYING A RANCH
YULEE, FL 32097

**2026**

**42-2N-27-4613-0007-0130**

## BUILDING CHARACTERISTICS

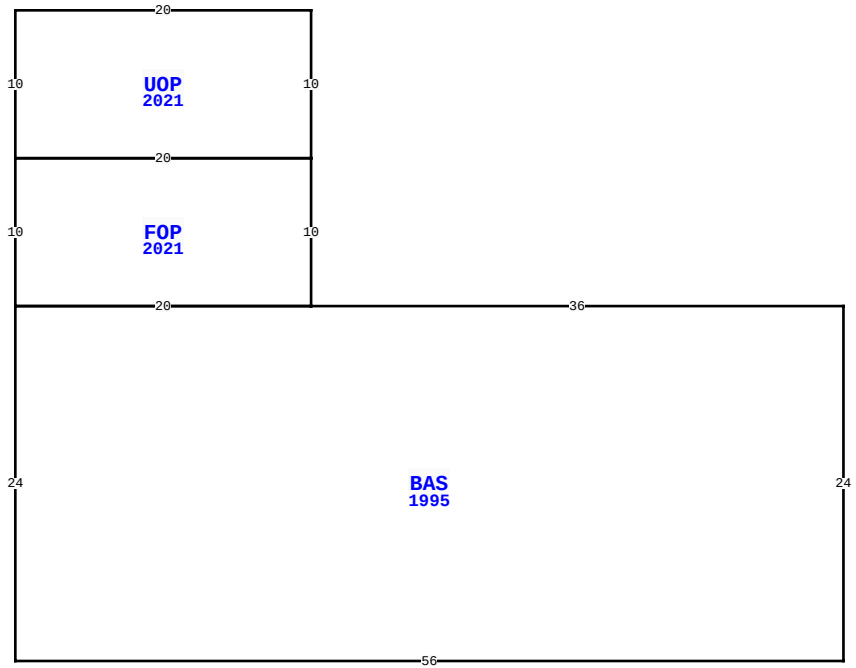
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 4048.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,344 | 100 | 1995 | 1,344 | 59,803 |
| FOP | 200 | 30 | 2021 | 60 | 2,670 |
| UOP | 200 | 25 | 2021 | 50 | 2,225 |
| TOTALS | 1,744 | | | 1,454 | 64,697 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,454 | 123.6000 | 111.24 | 161,743 | 1994 | 1999 | 0 | 0 | 0 | 60.00 | 40.00 |

1 M/H 94+ 0% - 0 Heated Area: 1344 HX Base Yr




85441 RADIO AVE, 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 | 64,697 |
| TOTAL MARKET OB/XF VALUE | 2,750 |
| TOTAL LAND VALUE - MARKET | 90,000 |
| TOTAL MARKET VALUE | 157,447 |
| SOH/AGL Deduction | 32,005 |
| ASSESSED VALUE | 125,442 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 125,442 |
| TOTAL JUST VALUE | 157,447 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 151,978 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 95-806 | MH MOVE-ON | 0 | 02/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1966/1756 | 3/06/2015 | WD | U | I | 16 | 100 |
| GRANTOR: JENNINGS TERESA ANGEL | | | | | | |
| GRANTEE: ARNETT FREDDIE | | | | | | |
| 1966/1755 | 3/06/2015 | WD | U | I | 38 | 50,000 |
| GRANTOR: LEE ROBERT T | | | | | | |
| GRANTEE: ARNETT FREDDIE | | | | | | |

## BUILDING NOTES

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1995 | 1995 | 3 | 74 | 2,590 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 10 | 8 | 80.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 160 | |

## BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W36 W20 S24 E56 N24 $
FOP=[YR=2021;ORIG=-36,0] N10 W20 S10 E20 $
UOP=[YR=2021;ORIG=-36,-10] N10 W20 S10 E20 $
.

## LAND DESCRIPTION

TOTAL OB/XF 2,750

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 90,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS