IN OR 474 PG 134

ARNOLD WAYNE M & GWENDOLYN L
97002 LAMONT LANE
YULEE, FL 32097

2026

43-3N-28-0000-0002-0080

BUILDING CHARACTERISTICS

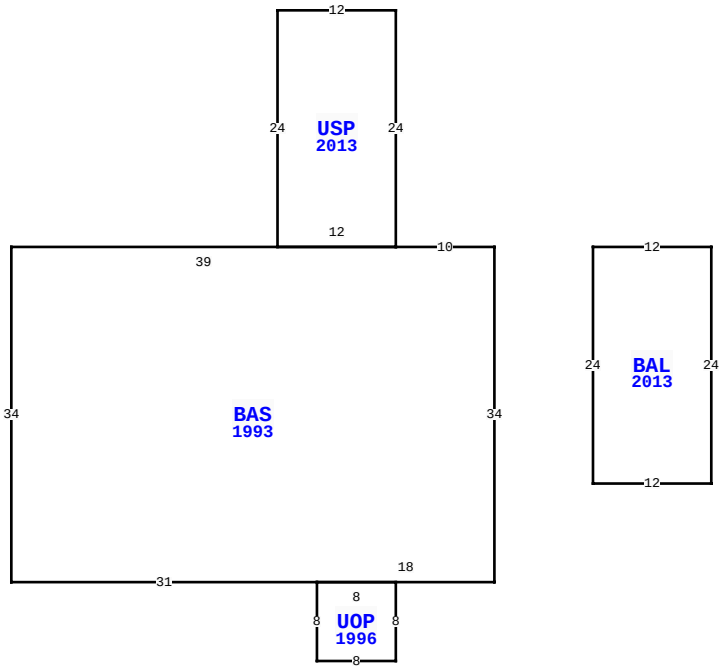
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	288	15	2013	43	4,460
BAS	1,666	100	1993	1,666	172,803
UOP	64	20	1996	13	1,348
USP	288	30	2013	86	8,920
TOTALS	2,306			1,808	187,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,808	117.6000	123.48	223,252	1993	1993	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 1996 Heated Area: 1666 HX Base Yr 1996



97002 LAMONT LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 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		187,532
TOTAL MARKET OB/XF VALUE		4,781
TOTAL LAND VALUE - MARKET		137,700
TOTAL MARKET VALUE		330,013
SOH/AGL Deduction		193,611
ASSESSED VALUE		136,402
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,991
TOTAL JUST VALUE		330,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413784	MTLROOF	2,000	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0474/0134	11/01/1985	WD	U	V		18,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 USP=[YR=2013] N24 W12 S24 E12$ W39 S34 E31 UOP=[YR=1996] S8E8 N8 W8 $ E18 N34 $ PTR=E10 BAL=[YR=2013] E12 S24 W12 N24$ W10$.

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	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1985	1985	3	20	1,536	
2	0681	POLE SHED	0	100	32	26	832.00	SF	15.00	15.00	100	2000	2000	3	26	3,245	

LAND DESCRIPTION

TOTAL OB/XF 4,781

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	0008	RSF-1	0.00	0.00	1.53	AC		1.00	1.00	1.00	90,000.00	90,000.00	137,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.53 Total Land Value: 137,700 Market: 0 Agricultural: 0 Common: 137,700 PRINTED 07/09/2026 BY SYS