BLOCK 9 LOT 25
IN OR 1602/1105
YULEE WOODS #3 PB 5/239

RAULS MISTYE KIANN
85303 ROSE MARIE ROAD
YULEE, FL 32097

2023

42-2N-27-4613-0009-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

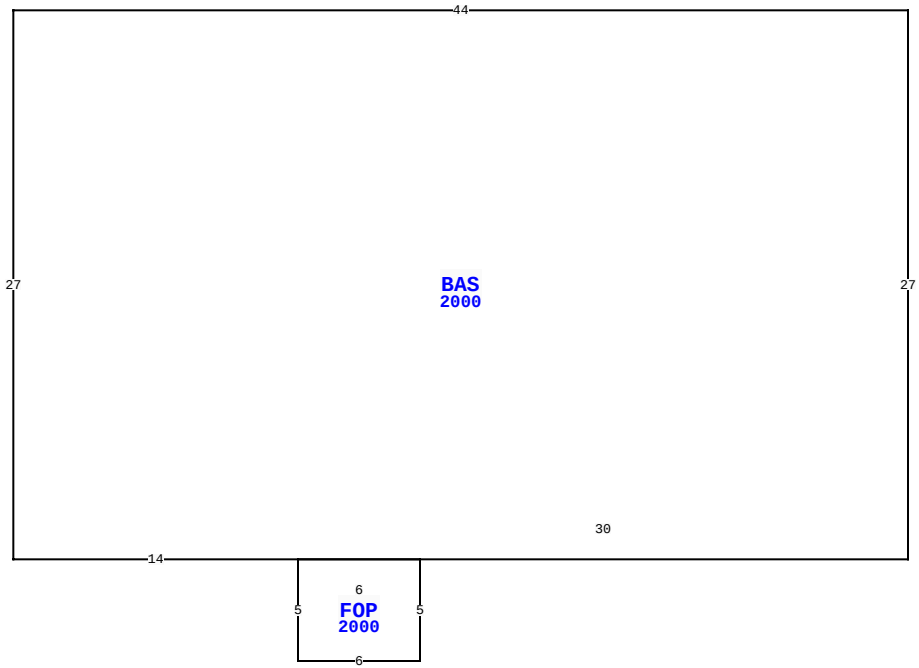
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	106,220
FOP	30	30	9	805
TOTALS	1,218		1,197	107,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,197	111.0000	100.18	119,915	2000	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2006 Heated Area: 1188 HX Base Yr 2006



85303 ROSE MARIE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		107,024
TOTAL MARKET OB/XF VALUE		3,663
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		190,687
SOH/AGL Deduction		101,596
ASSESSED VALUE		89,091
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,091
TOTAL JUST VALUE		190,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996630	NEW CONSTR	64,000	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1602/1105	12/29/2008	QC	U	I	01	100
GRANTOR: RAULS SHAWN R & MISTY						
GRANTEE: RAULS MISTYE KIANN						
1373/0028	12/09/2005	WD	Q	I		127,200
GRANTOR: CLIFTON TONYA C & DAN						
GRANTEE: RAULS SHAWN R & MIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W44 S27 E14 FOP=[YR=2000] S5 E6 N5 W6$ E30 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
5	0810	CONCRETE A	0	100	30	18	540.00	SF	6.50	6.50	100	1998	1998	3	77	2,703	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1998	1998	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 3,663

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	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/01/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS