

BLOCK 10 LOT 6
IN OR 687 PG 833
R568069/568070

JOHNS CLINTON L & GIOVANNA E
85230 ROSEMARIE ROAD
YULEE, FL 32097

2023

42-2N-27-4613-0010-0060



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																																	
Exterior Wall	05	AVERAGE 100	0820	02	1,352	117.6000	76.44	103,347	1991	1991	0	0	0	70.00	30.00	VALUATION SUMMARY																																
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0													Heated Area: 1352										HX Base Yr																						
Roof Cover	03	COMP SHNGL 100	BAS 1993																										VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100																											Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 90																											BUILDING MARKET VALUE										31,004									
Interior Floo	08	SHT VINYL 10																											TOTAL MARKET OB/XF VALUE										56,608									
Air Condition	03	CENTRAL 100																											TOTAL LAND VALUE - MARKET										80,000									
Heating Type	04	AIR DUCTED 100																											TOTAL MARKET VALUE										167,612									
Bedrooms		3 100																											SOH/AGL Deduction										96,653									
Bathrooms		2 100																											ASSESSED VALUE										70,959									
Frame	02	WOOD FRAME 100																											TOTAL EXEMPTION VALUE										HX HB 45,959									
Stories	1.	1. 100																											BASE TAXABLE VALUE										25,000									
Units		0 100	TOTAL JUST VALUE										167,612																																			
			NCON VALUE										0																																			
			INCOME VALUE																																													
			PREVIOUS YEAR MKT VALUE										106,875																																			
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	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,352	100	1,352	31,004																																												
TOTALS			1,352	1,352	31,004																																											
EXTRA FEATURES			85230 ROSE MARIE RD, YULEE																																													
L N	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	1242	WD DECK A	0 100	4	9	36.00	SF	10.00	10.00	100	1993	1993	3	20	72																																	
4	1242	WD DECK A	0 100	12	18	216.00	SF	10.00	10.00	100	1998	1998	3	20	432																																	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520																																	
6	0861	POOL GUNIT	0 100	16	30	480.00	SF	85.00	85.00	100	1998	1998	3	23	9,384																																	
7	0845	KOOL DECK	0 100	0	0	478.00	SF	7.25	7.25	100	1998	1998	3	77	2,668																																	
8	0351	CARPORT MT	0 100	26	27	702.00	SF	10.00	10.00	100	1998	1998	3	20	1,404																																	
9	0940	SHEDS/PORT	0 100	16	8	128.00	SF	30.00	30.00	100	1999	1999	3	20	768																																	
10	0511	GARAGE CB-	0 100	40	30	1,200.00	SF	40.00	40.00	100	2001	2001	3	82	39,360																																	
LAND DESCRIPTION			TOTAL OB/XF 56,608																																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																								
1	000102	C	SFR/MH	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																																																