BLOCK 9 LOT 26
YULEE WOODS #3 PB 5/239

OLIVER DEBRA/PARSLEY BARBARA
16 WINTERWOOD DR
TAYLORSVILLE, GA 30178

2024

42-2N-27-4613-0009-0260

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

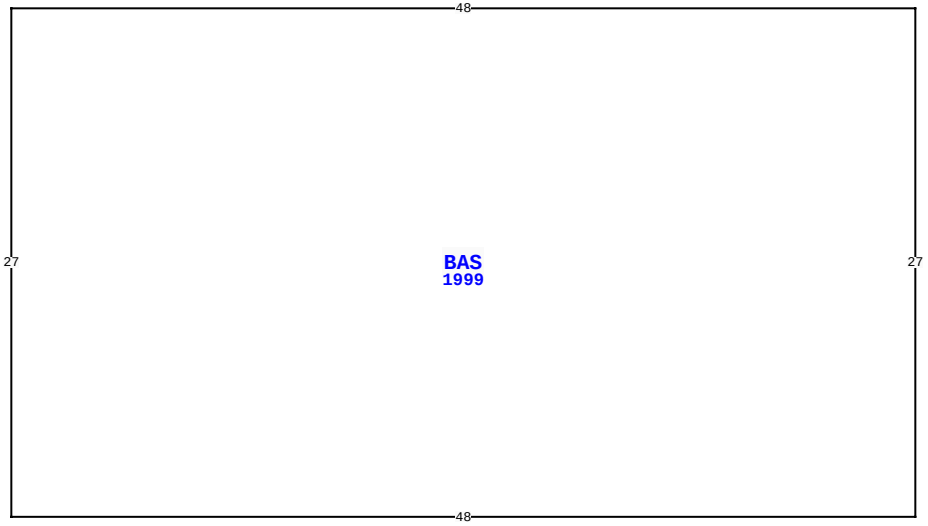
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	77,346
TOTALS	1,296		1,296	77,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	147.3600	110.52	143,234	1999	2004	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 2024 Heated Area: 1296 HX Base Yr



BLD DATE	02/06/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

85323 ROSE MARIE RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	93,303
TOTAL MARKET OB/XF VALUE	1,961
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	175,264
SOH/AGL Deduction	0
ASSESSED VALUE	175,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,264
TOTAL JUST VALUE	175,264
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007105	24X35 STORAGE	0	01/01/2017
MH992548	MH MOVE-ON	0	02/01/1999
972011	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/1458	6/14/2024	PR	U	I	11	100
GRANTOR: WYANT LESLIE AS CO-PR						
GRANTEE: OLIVER DEBRA						
2699/511	3/06/2024	FJ	U	I	11	0
GRANTOR: WYANT LAWRENCE EUGENE						
GRANTEE: OLIVER DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S27 E48 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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	83	1,660	
2	0820	WOOD WALK	0	0	16	4	64.00	SF	11.75	11.75	100	1997	1997	3	40	301	

LAND DESCRIPTION

TOTAL OB/XF 1,961

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

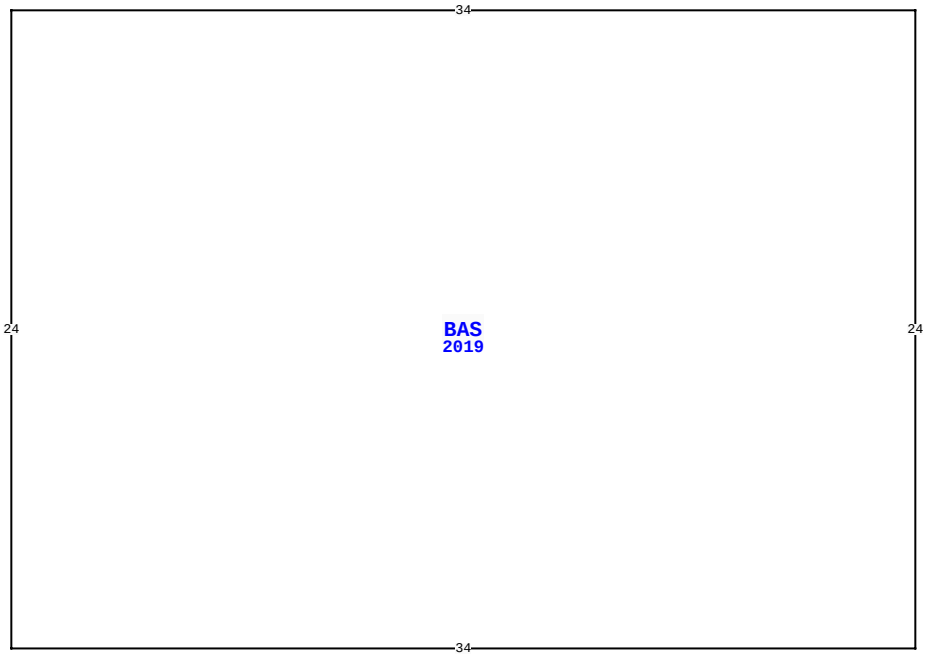
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	15,957
TOTALS	816		816	15,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	816	58.1900	20.37	16,622	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 0% - 2024 Heated Area: 816 HX Base Yr



85323 ROSE MARIE RD, YULEE

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GRANTEE: OLIVER DEBRA						
2699/511	3/06/2024	FJ	U	I	11	0
GRANTOR: WYANT LAWRENCE EUGENE						
GRANTEE: OLIVER DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS 2019=W34S24 E34 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS