

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 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	
Quality	04	Quality Level 04	
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
BAS	1,344	100	1,344
UOP	120	25	30
			SUBAREA MARKET VALUE
			66,296
			1,480
TOTALS	1,464		1,374
			67,776

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,374	135.5200	94.86	130,338	1988	2003	0	0	48.00	52.00		
1 M/H 93- - 0% - 2024													
Heated Area: 1344													
HX Base Yr													

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		75,294	
TOTAL MARKET OB/XF VALUE		2,240	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		157,534	
SOH/AGL Deduction		0	
ASSESSED VALUE		157,534	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		157,534	
TOTAL JUST VALUE		157,534	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		155,268	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531570	400SF	17,852	12/01/2015
E0312121	REMODEL	500	12/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/1877	12/11/2023	CT	U	I	18	130,000
GRANTOR: CLERK OF COURT						
GRANTEE: KLEMAN PROPERTIES						
2133/0508	7/07/2017	WD	Q	I	01	88,000
GRANTOR: SCOTT EDWARD C & LANE						
GRANTEE: MILLER DAVID G						

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	
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT 3,500.00	3,500.00	100	1988	1988	3	64	2,240	

BLD DATE			LGL DATE		
XF DATE	LAND DATE	INC DATE	AG DATE	AG DATE	AG DATE
85326 ROSE MARIE RD, YULEE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2003] W17 UOP=[YR=2016] N10 W12 S10 E12\$ W39 S24 E56 N24 \$ .									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



BUILDING CHARACTERISTICS		
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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	400	100
TOTALS	400	400

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2												2 GARAGE RES - 0% - 2024													
										Heated Area: 400		HX Base Yr													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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