BLOCK 10 LOT 5
IN OR 1194/755
R408085 & R408086

SUMNER BRENDA NELSON
85264 ROSE MARIE RD
YULEE, FL 32097

2024

42-2N-27-4613-0010-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

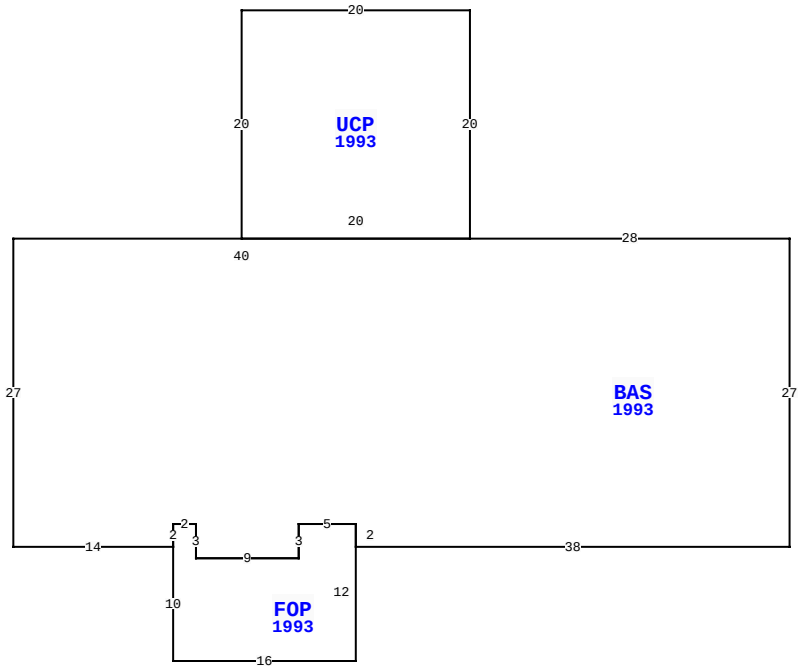
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,831	100	1,831	45,065
FOP	165	30	50	1,231
UCP	400	20	80	1,969
TOTALS	2,396		1,961	48,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,961	117.2000	82.04	160,880	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2000 Heated Area: 1831 HX Base Yr 2000



85264 ROSE MARIE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		67,950
TOTAL MARKET OB/XF VALUE		18,879
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		166,829
SOH/AGL Deduction		83,951
ASSESSED VALUE		82,878
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,878
TOTAL JUST VALUE		166,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005508	ADDITION	64,000	08/05/2021
R1213156	REPAIR/RRF	8,000	10/01/2012
8509	MH MOVE-ON	35,000	04/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/0755	12/10/2003	QC	U	I	07	100
GRANTOR: WALLER BRENDA NELSON						
GRANTEE: SUMNER BRENDA NELSO						
0910/0584	12/06/1999	WD	Q	I		70,000
GRANTOR: GARDNER MARCIA J						
GRANTEE: WALLER BRENDA NELSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UCP=[YR=1993] N20 W20 S20 E20 $ W40 S27 E14
FOP=[YR=1993] S10 E16 N12 W5 S3 W9 N3 W2 S2 $ N2 E2 S3 E9 N3
E5 S2 E38 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	0510	GARAGE WD-	0	100	20	32	640.00	SF	17.50	17.50	100	1992	1992	3	20	2,240	
2	0810	CONCRETE A	0	100	16	14	224.00	SF	6.50	6.50	100	1992	1992	3	64	932	
3	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	
4	0861	POOL GUNIT	0	100	0	0	360.00	SF	59.50	59.50	100	2008	2008	3	52	11,138	
5	0845	KOOL DECK	0	100	0	0	417.00	SF	7.25	7.25	100	2008	2008	3	89	2,691	
6	0820	WOOD WALK	0	100	0	0	386.00	SF	11.75	11.75	100	2008	2008	3	40	1,814	

LAND DESCRIPTION

TOTAL OB/XF 18,879

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	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 11/29/2021 BY NWX 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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2024

42-2N-27-4613-0010-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	06	Quality Level 06

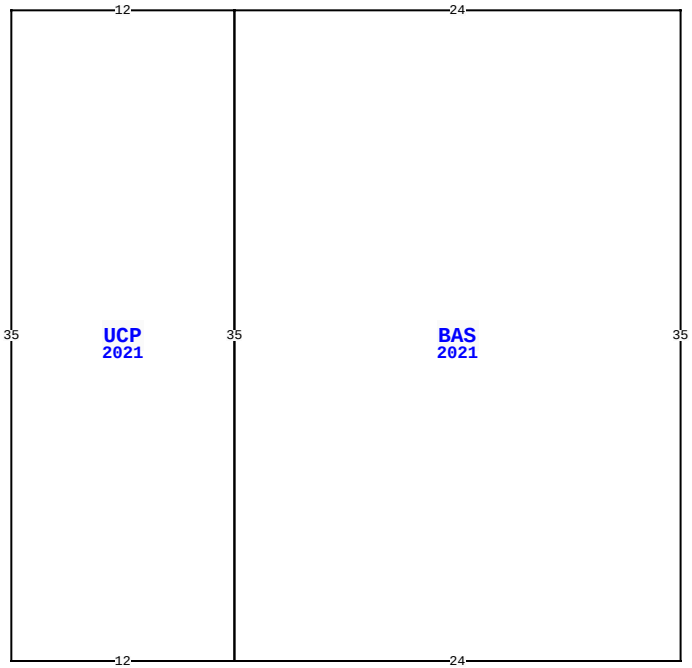
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	17,897
UCP	420	20	84	1,789
TOTALS	1,260		924	19,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	924	62.1000	21.74	20,088	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2000 Heated Area: 840 HX Base Yr 2000



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NASSAU COUNTY PROPERTY

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0910/0584	12/06/1999	WD	Q	I		70,000
GRANTOR: GARDNER MARCIA J						
GRANTEE: WALLER BRENDA NELSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 UCP=[YR=2021] W12 S35 E12 N35$ S35 E24 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/29/2021 BY NWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS