BLOCK 10 LOT 8
IN OR 848/1784
R434002 & R434003

OVIATT THEODORE & JACKIE A
85164 ROSE MARIE ROAD
YULEE, FL 32097

2024

42-2N-27-4613-0010-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

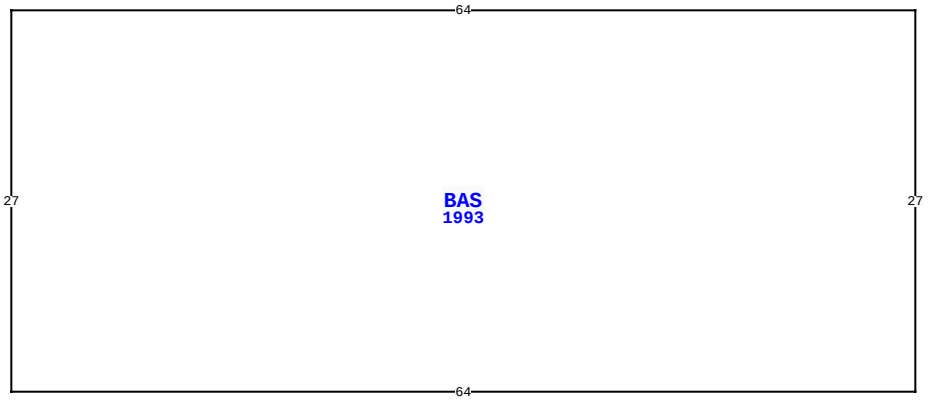
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,728	100	1,728	42,675
TOTALS	1,728		1,728	42,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,728	117.6000	82.32	142,249	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1728 HX Base Yr



85164 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		42,675
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		122,675
SOH/AGL Deduction		78,980
ASSESSED VALUE		43,695
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,695
TOTAL JUST VALUE		122,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8235	MH MOVE-ON	33,000	07/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0848/1784	9/16/1998	QC	U	I	01	100
GRANTOR: WIRTZ JACKIE M						
GRANTEE: OVIATT THEODORE & J						
0593/0595	3/23/1990	WD	Q	V		15,900
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: WIRTZ JACKIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S27 E64 N27$.

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
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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS