BLOCK 10 LOT 11
YULEE WOODS #3 PB 5/239

KELLEY FAMILY TRUST/KELLEY CARROLL M JR TRUSTEE
85034 ROSE MARIE ROAD
YULEE, FL 32097

2024

42-2N-27-4613-0010-0110

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

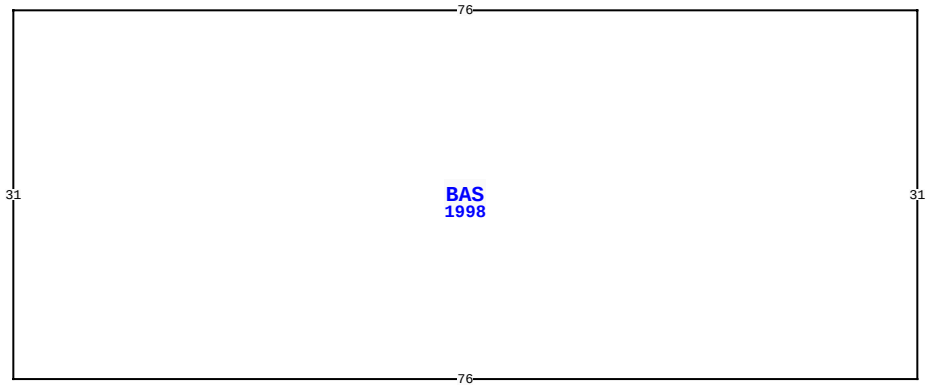
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	86,979
TOTALS	2,356		2,356	86,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.2000	87.90	207,092	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 2356 HX Base Yr



85034 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		86,979
TOTAL MARKET OB/XF VALUE		4,467
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		171,446
SOH/AGL Deduction		84,830
ASSESSED VALUE		86,616
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,616
TOTAL JUST VALUE		171,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982434	MH MOVE-ON	0	11/01/1998
8500	MH MOVE-ON	14,700	04/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/0558	3/18/2019	WD	U	I	11	100
GRANTOR: KELLEY DEIDRE S & CHU						
GRANTEE: KELLEY FAMILY TRUST						
0856/1052	11/23/1998	WD	U	I	06	100
GRANTOR: KELLEY DEIDRE S F/K/A						
GRANTEE: KELLEY DEIDRE S & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S31 E76 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	1242	WD DECK A	0	100	0	0	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
3	0940	SHEDS/PORT	0	100	10	24	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 4,467

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 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