LOTS 38 & 39
NASSAU ACRES 2 PB 3/61

OUELLETTE JULIE MAE/ROONEY JOHN CARL
86054 OAK STREET
YULEE, FL 32097

2024

51-3N-27-4820-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	03	Quality Level 03

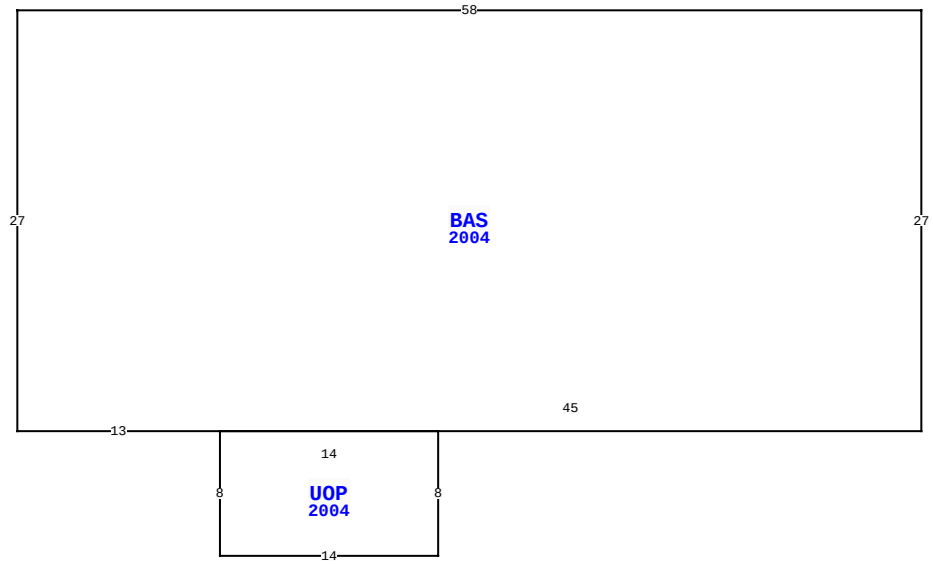
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	95,369
UOP	112	25	28	1,705
TOTALS	1,678		1,594	97,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,594	116.0000	87.00	138,678	2002	2012	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2021 Heated Area: 1566 HX Base Yr 2021



86054 OAK ST, 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		104,809
TOTAL MARKET OB/XF VALUE		3,245
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		183,054
SOH/AGL Deduction		34,749
ASSESSED VALUE		148,305
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,305
TOTAL JUST VALUE		183,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001660	REPAIR/RRF	10,000	01/25/2022
B21263	GARAGE	17,424	04/01/2008
R11161	REPAIR/RRF	1,600	04/01/2008
E14556	ELEC OTHER	0	03/01/2005
M09470	MECH OTHER	0	03/01/2005
MH4539	MH MOVE-ON	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0444	7/22/2020	WD	Q	I	01	170,000
GRANTOR: RAZORBACK CAPITAL LLC						
GRANTEE: ROONEY JOHN CARL &						
2327/1138	12/26/2019	CT	U	I	18	72,300
GRANTOR: CLERK OF COURT						
GRANTEE: RAZORBACK CAPITAL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W58 S27 E13 UOP=[YR=2004] S8 E14 N8 W14 $ E45 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	0810	CONCRETE A	0	100	37	9	333.00	SF	6.50	6.50	100	2007	2007	3	88	1,905	
2	0479	VF PICKET	0	100	0	0	131.00	LF	10.00	10.00	100	2007	2007	3	72	943	
3	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2007	2007	3	31	397	

LAND DESCRIPTION

TOTAL OB/XF 3,245

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		RSF-	2150.00	100.00	2.00	LT		1.00	1.00	0.75	50,000.00	37,500.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS

LOTS 38 & 39
NASSAU ACRES 2 PB 3/61

OUELLETTE JULIE MAE/ROONEY JOHN CARL
86054 OAK STREET
YULEE, FL 32097

2024

51-3N-27-4820-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

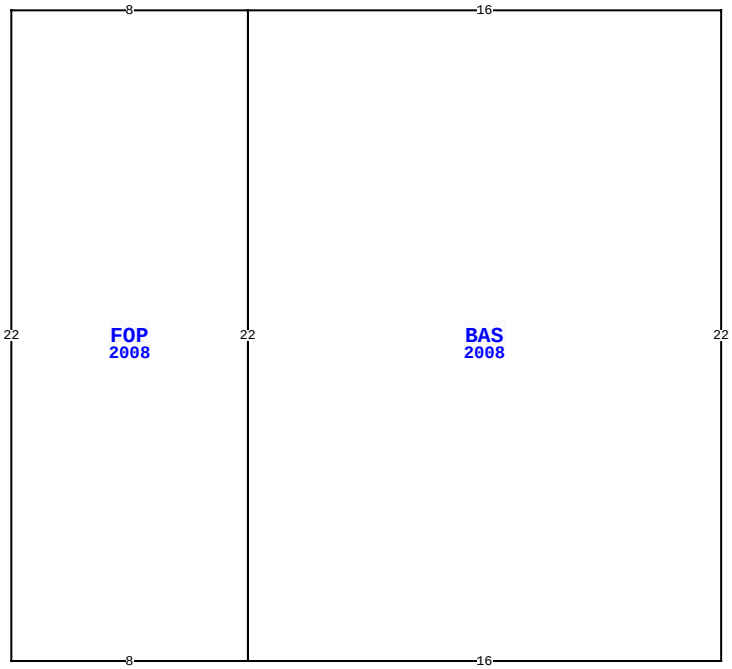
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100	352	6,722
FOP	176	30	53	1,012
TOTALS	528		405	7,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	405	68.2000	23.87	9,667	2008	2008	0	0	0	20.00	80.00

2 GARAGE RES – 100% - 2021 Heated Area: 352 HX Base Yr 2021



86054 OAK ST, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		104,809
TOTAL MARKET OB/XF VALUE		3,245
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		183,054
SOH/AGL Deduction		34,749
ASSESSED VALUE		148,305
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,305
TOTAL JUST VALUE		183,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09056	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0444	7/22/2020	WD	Q	I	01	170,000
GRANTOR: RAZORBACK CAPITAL LLC						
GRANTEE: ROONEY JOHN CARL &						
2327/1138	12/26/2019	CT	U	I	18	72,300
GRANTOR: CLERK OF COURT						
GRANTEE: RAZORBACK CAPITAL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 FOP=[YR=2008] W8 S22 E8 N22$ S22 E16 N22$.

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS