LOT 233
RIVER GLEN PH 4B OR 2504/1857

BOSSE MIRANDA
70163 ROSEAPPLE CT
YULEE, FL 32097

2025

13-2N-26-1832-0233-0000

BUILDING CHARACTERISTICS

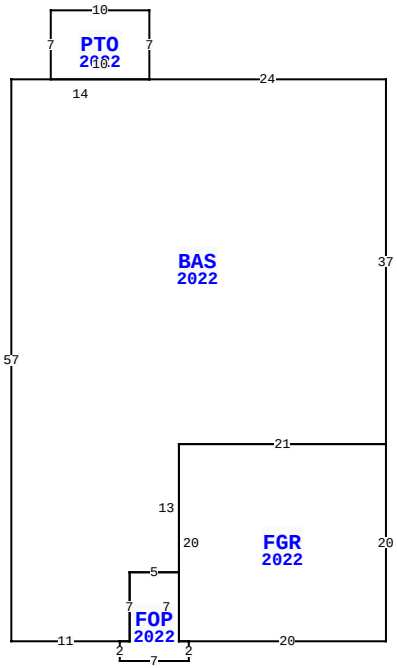
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2022	1,711	183,183
FGR	420	55	2022	231	24,732
FOP	49	30	2022	15	1,606
PTO	70	5	2022	4	428
TOTALS	2,250			1,961	209,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,961	107.6040	107.60	211,004	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1711 HX Base Yr 2024



70163 ROSEAPPLE CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,949
TOTAL MARKET OB/XF VALUE		3,928
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		268,877
SOH/AGL Deduction		22,559
ASSESSED VALUE		246,318
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,596
TOTAL JUST VALUE		268,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000593	CO ISSUED	0	11/14/2022
22000593	NEW CONSTR	282,738	01/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2793/1559	6/09/2025	WD	Q	I	01	339,000
GRANTOR: LUCAS HAYES & JEANA						
GRANTEE: BOSSE MIRANDA						
2603/0654	11/16/2022	SW	Q	I	01	334,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LUCAS HAYES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 PTO=[YR=2022] N7 W10 S7 E10$ W14 S57 E11
FOP=[YR=2022] S2 E7 N2 FGR=[YR=2022] E20 N20 W21 S20 E1$ W1
N7 W5 S7 W1$ E1 N7 E5 N13 E21 N37$.

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	0811	CONCRETE B	0	100	0	0	763.00	SF	5.20	5.20	100	2022	2022	3	99	3,928	

LAND DESCRIPTION

TOTAL OB/XF 3,928

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	000100	C	RES	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/02/2022 BY WW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS