LOT 236
RIVER GLEN PH 4B OR 2504/1857

POFF CHELSEA & ADAM
70187 ROSEAPPLE CT
YULEE, FL 32097

2025

13-2N-26-1832-0236-0000

BUILDING CHARACTERISTICS

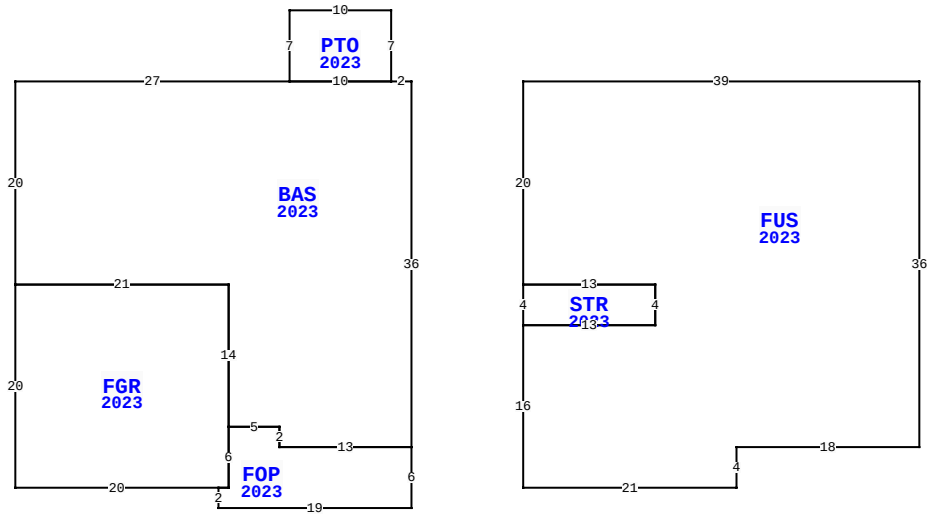
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,058	100	2023	1,058	112,539
FGR	420	55	2023	231	24,571
FOP	120	30	2023	36	3,829
FUS	1,436	100	2023	1,436	152,747
PTO	70	5	2023	4	425
STR	52	10	2023	5	532
TOTALS	3,156			2,770	294,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	106.3680	106.37	294,645	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2494 HX Base Yr



70187 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	294,645
TOTAL MARKET OB/XF VALUE	5,278
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	354,923
SOH/AGL Deduction	11,508
ASSESSED VALUE	343,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,415
TOTAL JUST VALUE	354,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017959	CO ISSUED	0	01/26/2023
21017959	NEW CONSTR	401,663	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1621	2/02/2023	SW	Q	I	01	379,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: POFF CHELSEA & ADAM

BUILDING NOTES

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	0	0	0	812.00	SF	6.50	6.50	100	2024	2023		100	5,278	

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=90,0] E39 S36 W18 S4 W21 N16 E13 N4 W13 N20 $
BAS=[YR=2023;ORIG=40,0] E27 E10 E2 S36 W13 N2 W5 N14 W21 N20 $
FGR=[YR=2023;ORIG=40,20] E21 S14 S6 W1 W20 N20 $
FOP=[YR=2023;ORIG=79,36] S6 W19 N2 E1 N6 E5 S2 E13 $
PTO=[YR=2023;ORIG=77,0] W10 N7 E10 S7 $
STR=[YR=2023;ORIG=90,20] E13 S4 W13 N4 $
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LAND DESCRIPTION

TOTAL OB/XF 5,278

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	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/05/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS