

ROE MARK
86250 MAINLINE RD
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame

Stories
Units
Occupancy

31030511140302
HARDIE BRD 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CLAY TILE 70
CARPET 30
CENTRAL 100
AIR DUCTED 100
3 100
2 100
WOOD FRAME 100

1.
0
NONE 100

Quality
DOR CODE
MAP NUM
NEIGHBORHOOD/LOC

030100
SINGLE FAMILY

MKT AREA 04
4091.00

AREA TYPE
TOTAL GROSS AREA
PCT OF BASE
YEAR
TOT ADJ AREA
SUBAREA MARKET VALUE

BAS
FGR
FOP
PTO

1,219
380
95
72

100
55
30
5

2021
2021
2021
2021

1,219
209
28
4

149,065
25,558
3,424
489

TOTALS1,7661,460178,536

EXTRA FEATURES

86250 MAINLINE RD, YULEE

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

10811
CONCRETE B
0100
00
807.00
SF
5.20
5.20
100
2021
2021
399
4,154

LAND DESCRIPTION

TOTAL OB/XF4,154

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

1000100
C
RES
100
PUD
0.00
0.00
1.00
LT
1.00
1.00
1.00
50,000.00
50,000.00
50,000

REVIEW DATE12/03/2021BYNWTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS
0100011,460123.5220
EFF. BASE RATE123.52
REPL. COST NEW180,339
AYB2021
EYB2021
ECON0
FNCT0
NORM1.00
% COND99.00

1 SINGLE FAM - 100% - 2022Heated Area: 1219HX Base Yr 2022

623
126
43
1620
104
95
11

PTO
2021

4339
BAS
2021

1620
FGR
2021

FOP
2021

BLD DATE
XF DATE
INC DATE

03/12/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE
178,5364,15450,000232,690
SOH/AGL DeductionASSESED VALUETOTAL EXEMPTION VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE
58,656174,03455,722232,6900224,628

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I RSN CD SALE PRICE
2506/193710/19/2021SW Q I 01269,000
GRANTOR:D R HORTON INC-JACKSO
GRANTEE:ROE MARK
2439/19843/04/2021WD Q V 05534,900
GRANTOR:PATRIOT RIDGE LLP
GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 PTO=[YR=2021] W6 S12 E6 N12\$ S12 W6 S43 FOP=[YR=2021] S9 E11 N5 FGR=[YR=2021] E18 N20 W19 S20 E1\$ W1 N4 W10\$ E10 N16 E19 N39\$.