BLOCK 9 LOT 17 2003 CAVL DW
IN OR 1126/547
YULEE WOODS #3 PB 5/239

MCLAUGHLIN CHRISTINA D DOLSON
65106 LOGAN ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0009-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

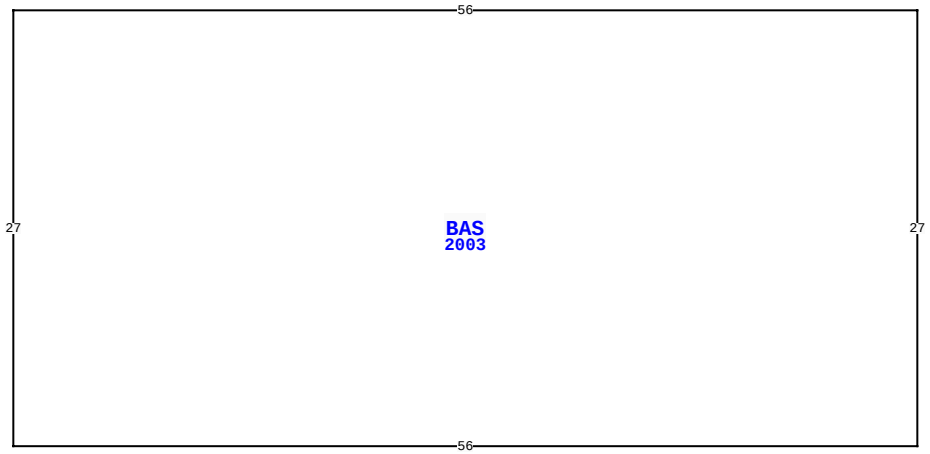
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2003	1,512	75,313
TOTALS	1,512			1,512	75,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.2000	99.62	150,625	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



85041 ROSE MARIE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	75,312
TOTAL MARKET OB/XF VALUE	5,689
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	166,001
SOH/AGL Deduction	17,094
ASSESSED VALUE	148,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,907
TOTAL JUST VALUE	166,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413915	NEW CONSTR	8,712	10/01/2004
R046791	REPAIR/RRF	500	10/01/2004
MH013580	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1126/0547	4/01/2003	QC	U	I	07	100
GRANTOR: HAZLETT DAVID A						
GRANTEE: DOLSON CHRISTINA D						
1122/1423	3/19/2003	QC	U	I	15	5,100
GRANTOR: HAZLETT DAVID						
GRANTEE: DOLSON CHRISTINA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W56 S27 E56 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	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2002	2002	3	20	320	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0681	POLE SHED	0	0	9	9	81.00	SF	15.00	15.00	100	2003	2003	3	30	365	
4	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2004	2004	3	21	252	
5	0940	SHEDS/PORT	0	0	22	12	264.00	SF	30.00	30.00	100	2005	2005	3	22	1,742	

LAND DESCRIPTION

TOTAL OB/XF 5,689

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS