BLOCK 9 LOT 18
YULEE WOODS #3 PB 5/239

DEGENER ROSE M COWART
85103 ROSE MARIE ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0009-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

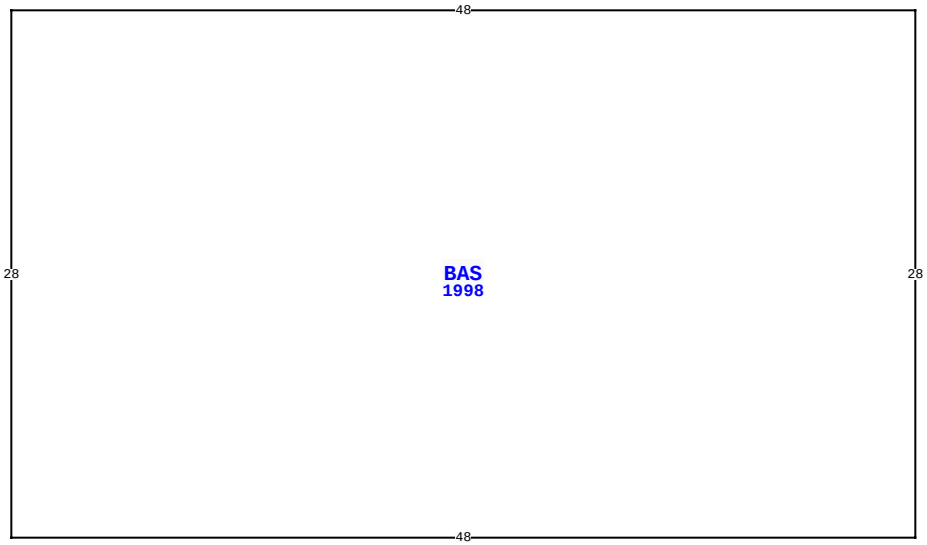
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1998	1,344	39,740
TOTALS	1,344			1,344	39,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	123.2000	98.56	132,465	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1344 HX Base Yr 1999



85103 ROSE MARIE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		39,740
TOTAL MARKET OB/XF VALUE		25,317
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		150,057
SOH/AGL Deduction		92,931
ASSESSED VALUE		57,126
TOTAL EXEMPTION VALUE	HX HB	32,126
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,711

ALSO OWNS ADJCNT PRCL : 4613-0009-0190 (0200)
RP: R0673901 & R0673902 __ 1987 (1999)
DW/MH/ID : LFLST2(A/B)G403208586 – ATTACHED TO (24

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006750	CHNGE SRVC	3,000	03/01/2000
8934	MH MOVE-ON	20,000	06/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2253/0830	2/04/2019	QC	U	I	11	100
GRANTOR: DEGENER PAUL ALLEN						
GRANTEE: DEGENER ROSE M COWA						
0726/0637	3/23/1995	WD	Q	V		16,100
GRANTOR: CARRIER ROBERT M						
GRANTEE: DEGENER PAUL ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S28 E48 N28$.

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	0751	UOP	0	100	12	20	240.00	SF	10.00	10.00	100	1997	1997	3	24	576	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	
3	0754	FOP	0	100	10	20	200.00	SF	15.00	15.00	100	1997	1997	3	20	600	
4	0681	POLE SHED	0	100	12	14	168.00	SF	15.00	15.00	100	1992	1992	3	20	504	
5	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	1996	1996	3	70	364	
6	0810	CONCRETE A	0	100	27	20	540.00	SF	6.50	6.50	100	1999	1999	3	75	2,633	
7	0511	GARAGE CB-	0	100	24	27	648.00	SF	40.00	40.00	100	1999	1999	3	75	19,440	

LAND DESCRIPTION

TOTAL OB/XF 25,317

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

REVIEW DATE 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS