BLOCK 9 LOT 23
YULEE WOODS #3 PB 5/239

ALLIGOOD CATHERINE D & THEODORE
85255 ROSE MARIE ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0009-0230

BUILDING CHARACTERISTICS

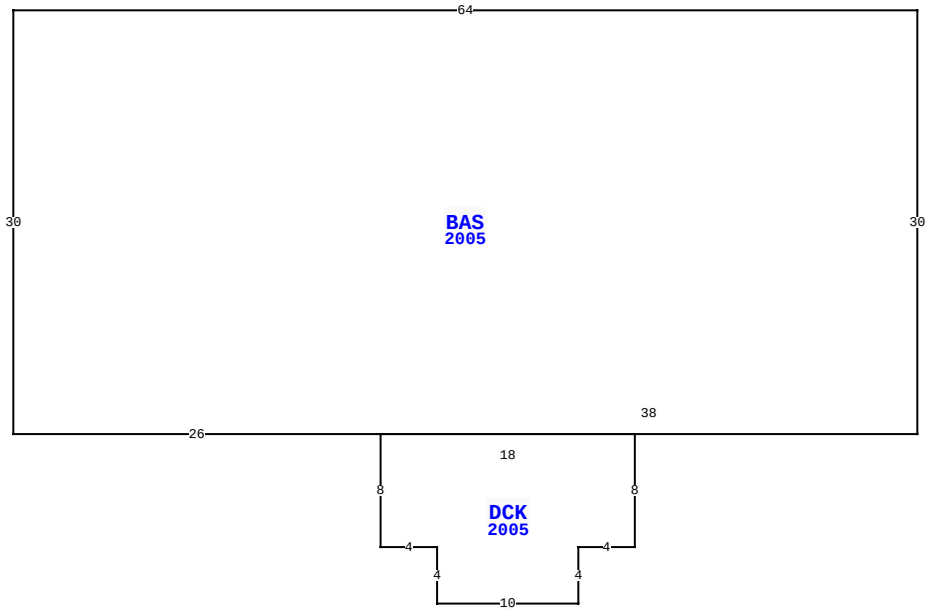
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,920	100	2005	1,920	103,286
DCK	184	15	2005	28	1,506
TOTALS	2,104			1,948	104,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,948	117.2000	99.62	194,060	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2006 Heated Area: 1920 HX Base Yr 2006



85255 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		104,792
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		189,792
SOH/AGL Deduction		95,447
ASSESSED VALUE		94,345
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,623
TOTAL JUST VALUE		189,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14322	ELEC OTHER	0	02/01/2005
M09256	MECH OTHER	0	02/01/2005
P09005	OTHER	0	02/01/2005
B0514443	FOUNDATION	1,900	02/01/2005
MH4531	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1071	5/22/2024	QC	U	I	11	100
GRANTOR: ALLIGOOD CATHERINE D						
GRANTEE: ALLIGOOD CATHERINE						
0875/0720	3/22/1999	QC	Q	I	06	100
GRANTOR: ALLIGOOD CATHERINE P/						
GRANTEE: ALLIGOOD CATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W64 S30 E26 DCK=[YR=2005] S8 E4 S4 E10 N4 E4 N8 W18$ E38 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS