BLOCK 9 LOT 24
IN OR 692 PB 45
R498289 & R498290

DAHLIN ROGER J & BRENDA D
85281 ROSE MARIE ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0009-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

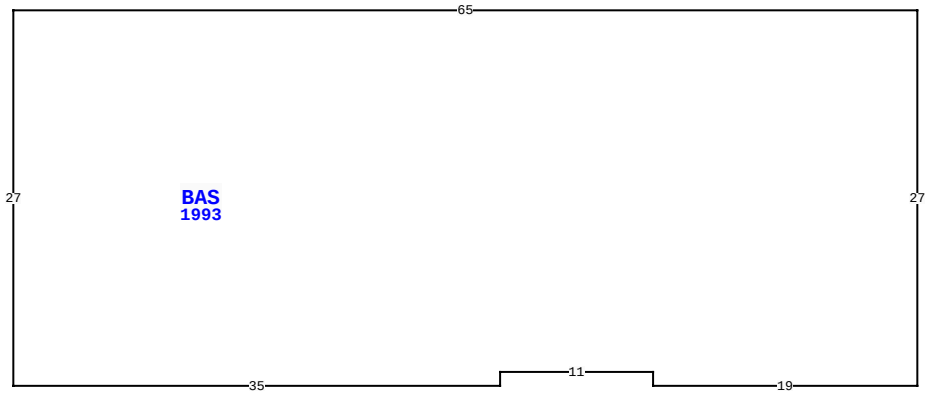
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,744	100	1993	1,744	49,055
TOTALS	1,744			1,744	49,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,744	117.2000	93.76	163,517	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1744 HX Base Yr



85281 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		49,055
TOTAL MARKET OB/XF VALUE		2,696
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		136,751
SOH/AGL Deduction		84,663
ASSESSED VALUE		52,088
TOTAL EXEMPTION VALUE	HX HB	27,088
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-284	MH MOVE-ON	0	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0692/0045	11/10/1993	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: DAHLIN ROGER & BREN						
0684/0198	7/02/1993	WD	Q	V	05	13,000
GRANTOR: WHITSON CLAYTON E						
GRANTEE: SHEFFIELD WM ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S27 E35 N1 E11 S1 E19 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	1242	WD DECK A	0	100	11	8	88.00	SF	10.00	10.00	100	1999	1999	3	20	176	

LAND DESCRIPTION

TOTAL OB/XF 2,696

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 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