

BLOCK 9 LOT 25
IN OR 1602/1105
YULEE WOODS #3 PB 5/239

RAULS MISTYE KIANN
85303 ROSE MARIE ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0009-0250



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 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,188	100
FOP	30	30
TOTAL ADJ AREA	1,188	
SUBAREA MARKET VALUE	116,374	
TOTALS	1,218	1,197 117,255

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,197	111.0000	111.00	132,867	2000	2000	0	0	0 11.75	88.25	
1 SINGLE FAM - 100% - 2006 Heated Area: 1188 HX Base Yr 2006												
27 44 27 30 14 6 5 5 6 2000 FOP												
85303 ROSE MARIE RD, YULEE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU												

EXTRA FEATURES							85303 ROSE MARIE RD, YULEE				INC DATE				AG DATE			
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	
1	0810	CONCRETE A	0	100	30	18	540.00	SF	6.50	6.50	100	1998	1998	3	73	2,562		
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1998	1998	3	20	960		