BLOCK 9 LOT 27
YULEE WOODS #3 PB 5/239

ADAMS JOLYN & GARY
85367 ROSE MARIE ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0009-0270

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	13	LVT/LAMNT 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	05	Quality Level 05

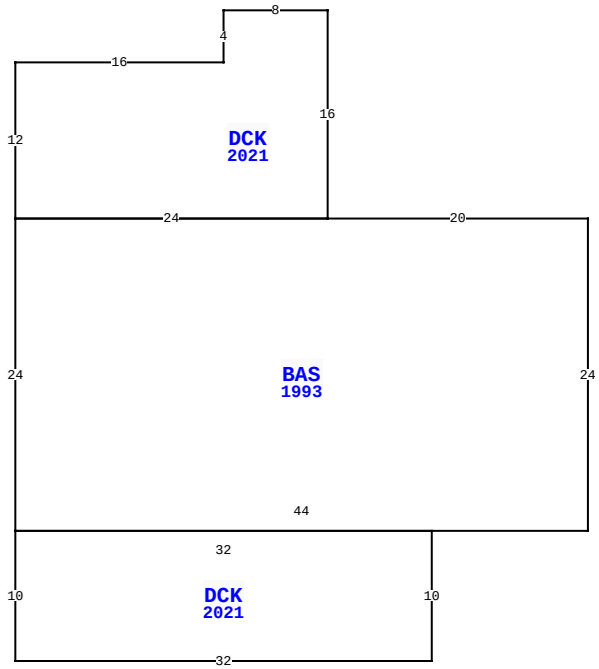
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	79,693
DCK	320	15	2021	48	3,622
DCK	320	15	2021	48	3,622
TOTALS	1,696			1,152	86,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	138.7200	110.98	127,849	1990	2012	0	0	0	32.00	68.00

1 M/H 93- – 100% - 2022 Heated Area: 1056 HX Base Yr 2022



85367 ROSE MARIE RD, YULEE

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

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,601
TOTAL MARKET OB/XF VALUE		13,584
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		204,185
SOH/AGL Deduction		118,429
ASSESSED VALUE		85,756
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,034
TOTAL JUST VALUE		204,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01462	GARAGE	10,608	12/01/1994
8453	MH MOVE-ON	25,000	02/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/0425	9/27/2021	WD	Q	I	01	205,000
GRANTOR: WEBB STEPHANIE & JERE						
GRANTEE: ADAMS JOLYN & GARY						
2276/1593	5/27/2019	QC	U	I	11	100
GRANTOR: SIKES GARY R & CAROLY						
GRANTEE: WEBB STEPHANIE & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 DCK=[YR=2021] N16 W8 S4 W16 S12 E24$ W24 S24 DCK=[YR=2021] S10 E32 N10 W32$ E44 N24$.

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	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2018	2018	3	78	3,744	
2	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2020	2020	3	86	5,160	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2018	2018	3	78	4,680	

LAND DESCRIPTION

TOTAL OB/XF 13,584

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 08/30/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

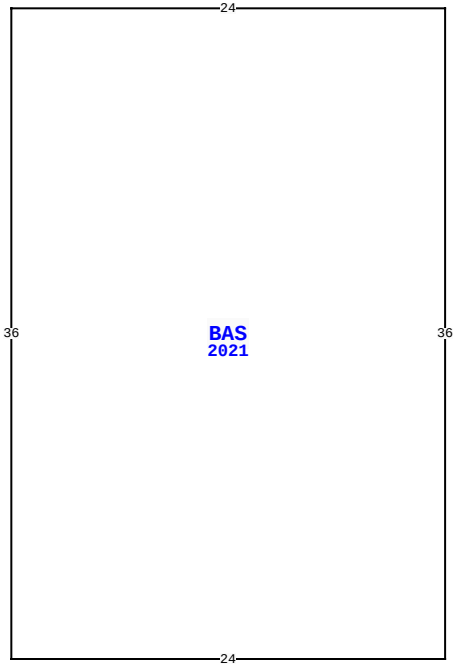
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2021	864	18,664
TOTALS	864			864	18,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	62.1000	22.98	19,855	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2022 Heated Area: 864 HX Base Yr 2022



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GRANTOR: SIKES GARY R & CAROLY						
GRANTEE: WEBB STEPHANIE & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S36 E24 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/30/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS