BLOCK 9 LOT 29
IN OR 1291/371
MERRITT 1995 DW/MH

SMITH KAREN D & MICHAEL A
85417 ROSE MARIE ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0009-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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

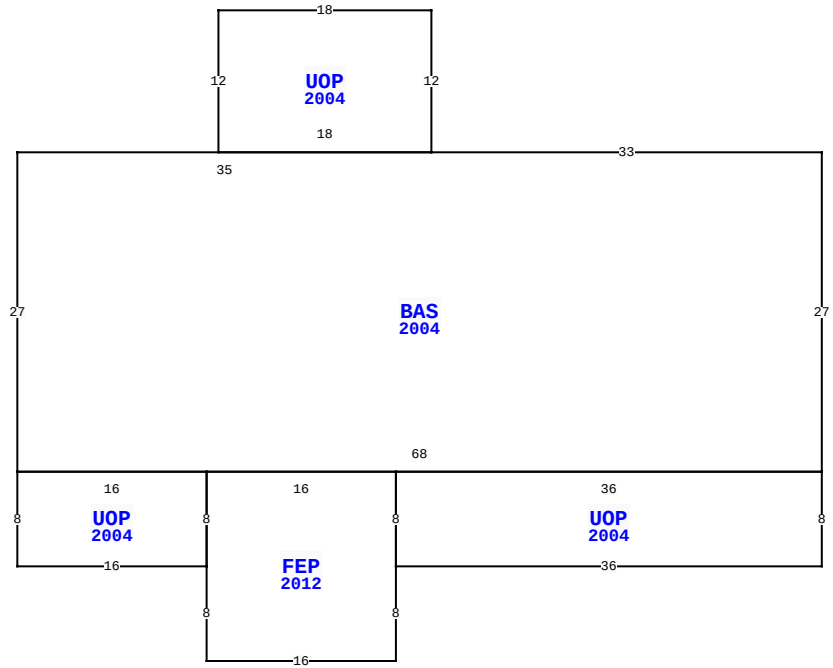
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2004	1,836	55,807
FEP	256	85	2012	218	6,626
UOP	128	25	2004	32	973
UOP	216	25	2004	54	1,641
UOP	288	25	2004	72	2,189
TOTALS	2,724			2,212	67,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,212	119.2000	101.32	224,120	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2006 Heated Area: 2054 HX Base Yr 2006



85417 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		67,236
TOTAL MARKET OB/XF VALUE		17,776
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		170,012
SOH/AGL Deduction		78,909
ASSESSED VALUE		91,103
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,381
TOTAL JUST VALUE		170,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326767	CARPORT	11,359	01/01/2013
B1326768	CARPORT	6,389	01/01/2013
94-657	MH MOVE-ON	50,000	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/0371	1/27/2005	WD	U	I	11	114,900
GRANTOR: SHUTT ALLEN D & SHERR						
GRANTEE: SMITH KAREN D & MIC						
0601/0477	7/05/1990	WD	Q	V		18,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: SHUTT ALLEN & SHERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W33 UOP=[YR=2004] N12 W18 S12 E18$ W35 S27
UOP=[YR=2004] S8 E16 FEP=[YR=2012] S8 E16 N8 UOP=[YR=2004]
E36 N8 W36 S8$ N8 W16 S8$ N8 W16$ E68 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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	1990	1990	3	20	643	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1992	1992	3	20	128	
3	0811	CONCRETE B	0	100	36	30	1,080.00	SF	5.20	5.20	100	1992	1992	3	62	3,482	
4	0510	GARAGE WD-	0	100	26	40	1,040.00	SF	35.00	35.00	100	1995	1995	3	20	7,280	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
6	0810	CONCRETE A	0	100	26	12	312.00	SF	6.50	6.50	100	2003	2003	3	82	1,663	
7	0351	CARPORT MT	0	100	0	0	400.00	SF	10.00	10.00	100	2006	2006	3	24	960	
8	0351	CARPORT MT	0	100	0	0	400.00	SF	10.00	10.00	100	2006	2006	3	24	960	

LAND DESCRIPTION

TOTAL OB/XF 17,776

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