

SUMNER BRENDA NELSON
85264 ROSE MARIE RD
YULEE, FL 32097

42-2N-27-4613-0010-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 0 70.00 30.00										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 100										0820 02 1,961 117.2000 93.76 183,863 1991 1991										Tax Group: 4 Tax Dist:									
Roof Structure 03 GABLE/HIP 100										1 M/H 93- - 100% - 2000 Heated Area: 1831 HX Base Yr 2000										BUILDING MARKET VALUE 75,756									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 17,963									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 85,000									
Interior Floor 14 CARPET 80																				TOTAL MARKET VALUE 178,719									
Interior Floor 08 SHT VINYL 20																				SOH/AGL Deduction 93,438									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 85,281									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms																				BASE TAXABLE VALUE 34,559									
Bathrooms																				TOTAL JUST VALUE 178,719									
Frame																				NCON VALUE 0									
Stories																				INCOME VALUE									
Units																				PREVIOUS YEAR MKT VALUE 166,829									
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 1,831 100 1993 1,831 51,503																													
FOP 165 30 1993 50 1,406																													
UCP 400 20 1993 80 2,250																													
TOTALS 2,396 1,961 55,159																													
EXTRA FEATURES										85264 ROSE MARIE RD, YULEE																			
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 0510 GARAGE WD- 0 100 20 32 640.00 SF 17.50 17.50 100 1992 1992 3 20 2,240																													
2 0810 CONCRETE A 0 100 16 14 224.00 SF 6.50 6.50 100 1992 1992 3 62 903																													
3 1242 WD DECK A 0 100 8 4 32.00 SF 10.00 10.00 100 2000 2000 3 20 64																													
4 0861 POOL GUNIT 0 100 0 0 360.00 SF 59.50 59.50 100 2008 2008 3 48 10,282																													
5 0845 KOOL DECK 0 100 0 0 417.00 SF 7.25 7.25 100 2008 2008 3 88 2,660																													
6 0820 WOOD WALK 0 100 0 0 386.00 SF 11.75 11.75 100 2008 2008 3 40 1,814																													
LAND DESCRIPTION										TOTAL OB/XF 17,963																			
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																													
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 11/29/2021 BY NWX										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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