BLOCK 10 LOT 6
IN OR 687 PG 833
R568069/568070

JOHNS CLINTON L & GIOVANNA E
85230 ROSEMARIE ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0010-0060

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 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
Quality	03	Quality Level 03

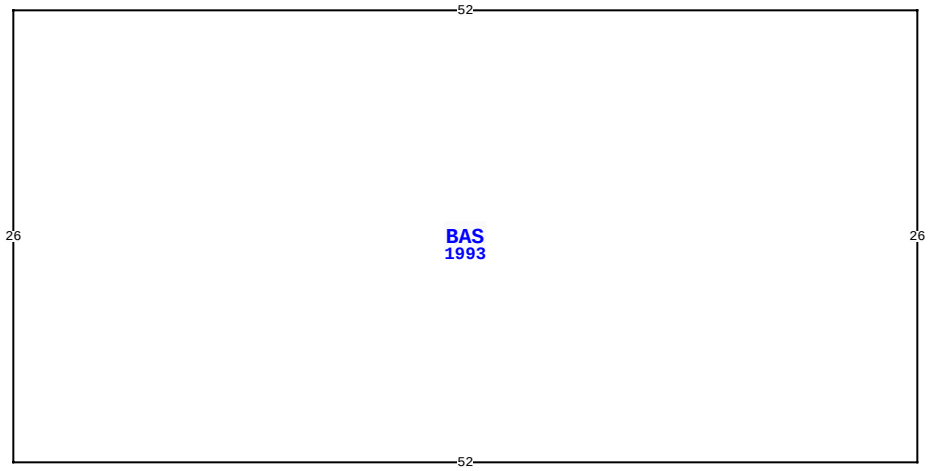
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1993	1,352	38,159
TOTALS	1,352			1,352	38,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,352	117.6000	94.08	127,196	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1352 HX Base Yr



85230 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		38,159
TOTAL MARKET OB/XF VALUE		53,666
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		176,825
SOH/AGL Deduction		101,617
ASSESSED VALUE		75,208
TOTAL EXEMPTION VALUE	HX HB	50,208
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		176,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996576	GARAGE	30,000	11/01/1999
B9805177	SWIM POOL	12,000	08/04/1998
E985038	NEW CONSTR	60	08/04/1998
B974508	CARPORT	7,047	01/07/1998
0127	MH MOVE-ON	32,000	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0687/0833	8/30/1993	QC	Q	V	01	100
GRANTOR: JOHNS CLINTON L						
GRANTEE: JONS CLINTON & G E						
0610/0018	10/17/1990	WD	Q	V		15,900
GRANTOR: SHEFFIELD WM F ET AL						
GRANTEE: JOHNS CLINTON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S26 E52 N26$.

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	1242	WD DECK A	0	100	4	9	36.00	SF	10.00	10.00	100	1993	1993	3	20	72	
2	1242	WD DECK A	0	100	12	18	216.00	SF	10.00	10.00	100	1998	1998	3	20	432	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
4	0861	POOL GUNIT	0	100	16	30	480.00	SF	85.00	85.00	100	1998	1998	3	20	8,160	
5	0845	KOOL DECK	0	100	0	0	478.00	SF	7.25	7.25	100	1998	1998	3	73	2,530	
6	0351	CARPORT MT	0	100	26	27	702.00	SF	10.00	10.00	100	1998	1998	3	20	1,404	
7	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	1999	1999	3	20	768	
8	0511	GARAGE CB-	0	100	40	30	1,200.00	SF	40.00	40.00	100	2001	2001	3	79	37,920	

LAND DESCRIPTION

TOTAL OB/XF 53,666

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