

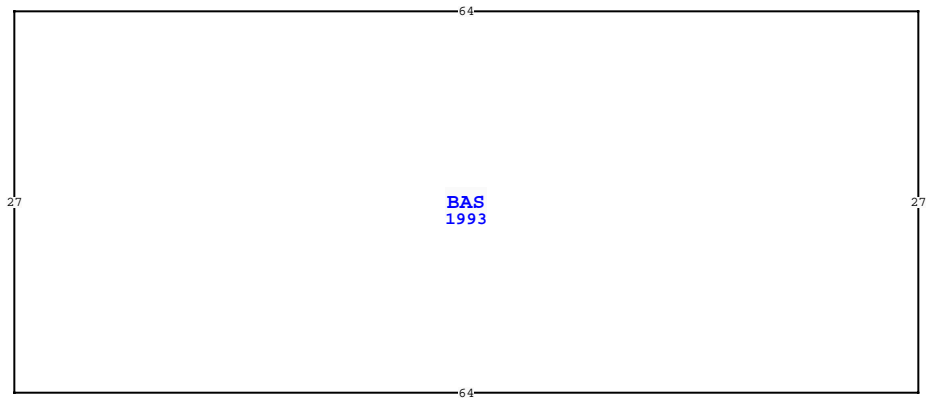
BLOCK 10 LOT 8
IN OR 848/1784
R434002 & R434003

OVIATT THEODORE & JACKIE A
85164 ROSE MARIE ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0010-0080


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 60	
Interior Wall	04	PLYWOOD 40	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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
BAS	1,728	100	1993
TOTALS	1,728		
TOTALS			1,728
TOTALS			48,771

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	1,728	117.6000	94.08	162,570	1990	1990		0	0	70.00												
1 M/H 93- - 100% - 0																							
Heated Area: 1728																							
HX Base Yr																							
																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/09/2025	INC DATE		AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			48,771
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			133,771
SOH/AGL Deduction			88,809
ASSESSED VALUE			44,962
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			19,962
TOTAL JUST VALUE			133,771
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8235	MH MOVE-ON	33,000	07/09/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0848/1784	9/16/1998	QC	Q	I	01	100
GRANTOR: WIRTZ JACKIE M						
GRANTEE: OVIATT THEODORE & J						
0593/0595	3/23/1990	WD	Q	V		15,900
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: WIRTZ JACKIE M						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W64 S27 E64 N27S.	

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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							