BLOCK 10 LOT 9
IN OR 1863/622
R408045 & R408046 & R408047

NEARON F KAY/HELTON BRITTANY N
85128 ROSE MARIE RD
YULEE, FL 32097

2025

42-2N-27-4613-0010-0090

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

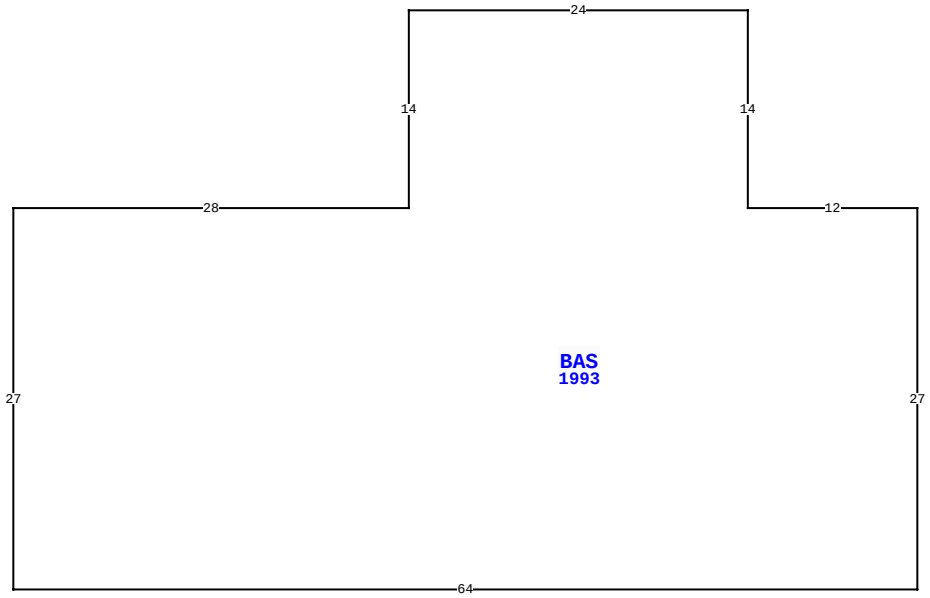
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100	1993	2,064	57,858
TOTALS	2,064			2,064	57,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,064	116.8000	93.44	192,860	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2000 Heated Area: 2064 HX Base Yr 2000



85128 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		57,858
TOTAL MARKET OB/XF VALUE		3,114
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		145,972
SOH/AGL Deduction		96,543
ASSESSED VALUE		49,429
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,429
TOTAL JUST VALUE		145,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1863/0622	6/19/2013	WD	U	I	30	100
GRANTOR: NEARON F KAY						
GRANTEE: NEARON F KAY & BRIT						
0895/1508	8/18/1999	WD	Q	I		63,000
GRANTOR: RHYNE STEVEN W & WAND						
GRANTEE: NEARON F KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N14 W24 S14 W28 S27 E64 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	20	10	200.00	SF	20.10	20.10	100	1990	1990	3	20	804	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 3,114

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS