

LANG MARY GRACE
85088 ROSE MARIE ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0010-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		25	MOD METAL 100		0820	02	1,102	100.6000	80.48	88,689	1989	1989		0		0	70.00	30.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 0										Heated Area: 1064					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100		14 76 14 38 16 22 8 16 8 16 BAS 1993 FOP 2023										BUILDING MARKET VALUE					26,607														
Interior Wall		05	DRYWALL 60												TOTAL MARKET OB/XF VALUE					0														
Interior Wall		04	PLYWOOD 40												TOTAL LAND VALUE - MARKET					85,000														
Interior Floo		14	CARPET 90												TOTAL MARKET VALUE					111,607														
Interior Floo		08	SHT VINYL 10												SOH/AGL Deduction					76,353														
Air Condition		03	CENTRAL 100												ASSESSED VALUE					35,254														
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB 25,000														
Bedrooms			3 100												BASE TAXABLE VALUE					10,254														
Bathrooms			2 100												TOTAL JUST VALUE					111,607														
Frame		02	WOOD FRAME 100												NCON VALUE					0														
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE					103,281																								
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	1,064	100	1993	1,064	25,689																													
FOP	128	30	2023	38	917																													
TOTALS		1,192			1,102	26,607																												
EXTRA FEATURES					85088 ROSE MARIE RD, YULEE										BLD DATE					LGL DATE					05/09/2025					MLU				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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																	
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