PT LOT 36 IN OR 2028/251
THIGPEN SURVEY DBK 39/356

MULLIS KELLY B & JASON M
87642 ROSES BLUFF RD
YULEE, FL 32097

2025

42-3N-28-5080-0036-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

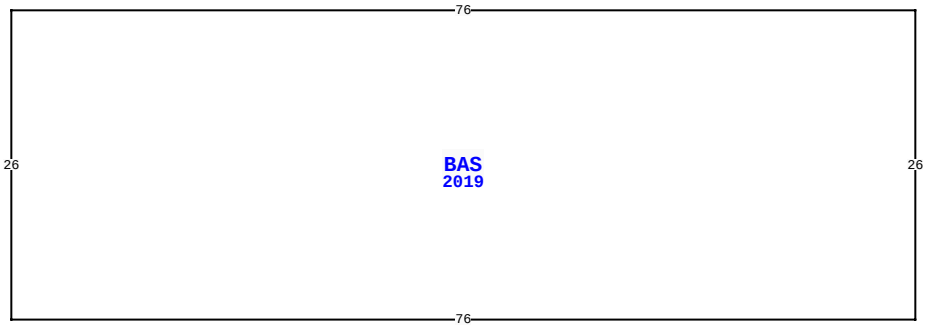
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2019	1,976	194,877
TOTALS	1,976			1,976	194,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	128.9200	109.58	216,530	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2022 Heated Area: 1976 HX Base Yr 2022



87642 ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,877
TOTAL MARKET OB/XF VALUE		3,914
TOTAL LAND VALUE - MARKET		122,700
TOTAL MARKET VALUE		321,491
SOH/AGL Deduction		84,496
ASSESSED VALUE		236,995
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,273
TOTAL JUST VALUE		321,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH188279	CO ISSUED	0	01/18/2019
MH188279	MH MOVE-ON	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/1656	6/22/2021	WD	Q	I	01	250,000
GRANTOR: FORGET KEVIN R & CARA						
GRANTEE: MULLIS KELLY B & JA						
2219/1895	8/22/2018	WD	Q	I	01	74,000
GRANTOR: ROSS WILLIAM F JR & S						
GRANTEE: FORGET KEVIN R & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S26 E76 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	0351	CARPORT MT	0	100	24	18	432.00	SF	5.60	5.60	100	2003	2003	3	20	484	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,914

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	2.20	AC		1.00	1.00	0.65	85,000.00	55,250.00	121,550							
2	009605	C	WETLANDS	100		OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,150							

REVIEW DATE 12/11/2019 BY KWX Total Acres: 3.35 Total Land Value: 122,700 Market: 0 Agricultural: 0 Common: 122,700 PRINTED 07/30/2025 BY SYS