

BLOCK 9 LOT 17 2003 CAVL DW
IN OR 1126/547
YULEE WOODS #3 PB 5/239

MCLAUGHLIN CHRISTINA D DOLSON
65106 LOGAN ROAD
YULEE, FL 32097

2026

42-2N-27-4613-0009-0170



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 80
Interior Floo	08	SHT VINYL 20
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	

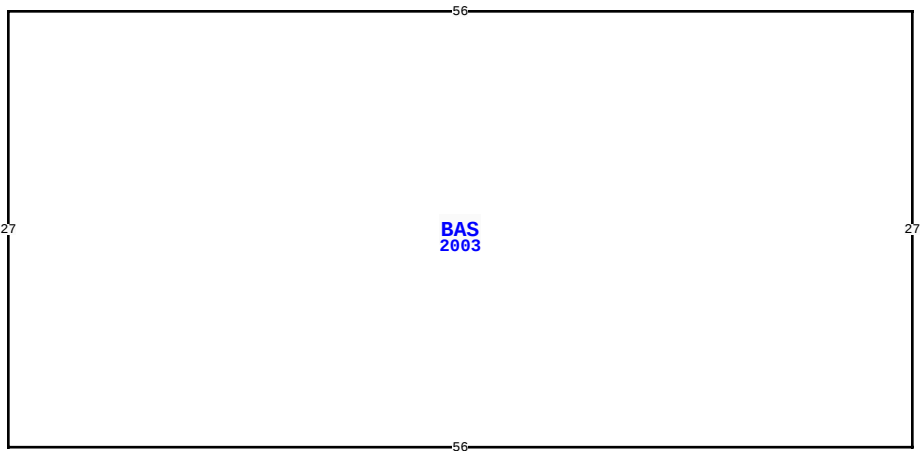
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2003	1,512	76,553
TOTALS	1,512			1,512	76,553

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	100	2002
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
3	0681	POLE SHED	0	0	9	9	81.00	SF	15.00	15.00	100
4	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100
5	0940	SHEDS/PORT	0	0	22	12	264.00	SF	30.00	30.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	LT	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,512	117.2000	105.48	159,486	2003	2003	0	0	52.00	48.00
1 M/H 94+			0% - 0	Heated Area: 1512				HX Base Yr			



85041 ROSE MARIE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026
INC DATE		AG DATE	MLU

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
1	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	100	2002	2002	3	20		320	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
3	0681	POLE SHED	0	0	9	9	81.00	SF	15.00	15.00	100	2003	2003	3	29	352	
4	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2004	2004	3	20	240	
5	0940	SHEDS/PORT	0	0	22	12	264.00	SF	30.00	30.00	100	2005	2005	3	21	1,663	

TOTAL OB/XF											
5,550											

Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										76,553	
TOTAL MARKET OB/XF VALUE										5,550	
TOTAL LAND VALUE - MARKET										90,000	
TOTAL MARKET VALUE										172,103	
SOH/AGL Deduction										8,305	
ASSESSED VALUE										163,798	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										163,798	
TOTAL JUST VALUE										172,103	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										166,001	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413915	NEW CONSTR	8,712	10/01/2004
R046791	REPAIR/RRF	500	10/01/2004
MH013580	MH MOVE-ON	0	09/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1126/0547	4/01/2003	QC	U	I	07	100	
GRANTOR: HAZLETT DAVID A							
GRANTEE: DOLSON CHRISTINA D							
1122/1423	3/19/2003	QC	U	I	15	5,100	
GRANTOR: HAZLETT DAVID							
GRANTEE: DOLSON CHRISTINA D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W56 S27 E56 N27 \$.									