BLOCK 9 LOT 19
YULEE WOODS #3 PB 5/239

DEGENER PAUL/DEGENER ROSE
85135 ROSE MARIE ROAD
YULEE, FL 32097

2026

42-2N-27-4613-0009-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
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

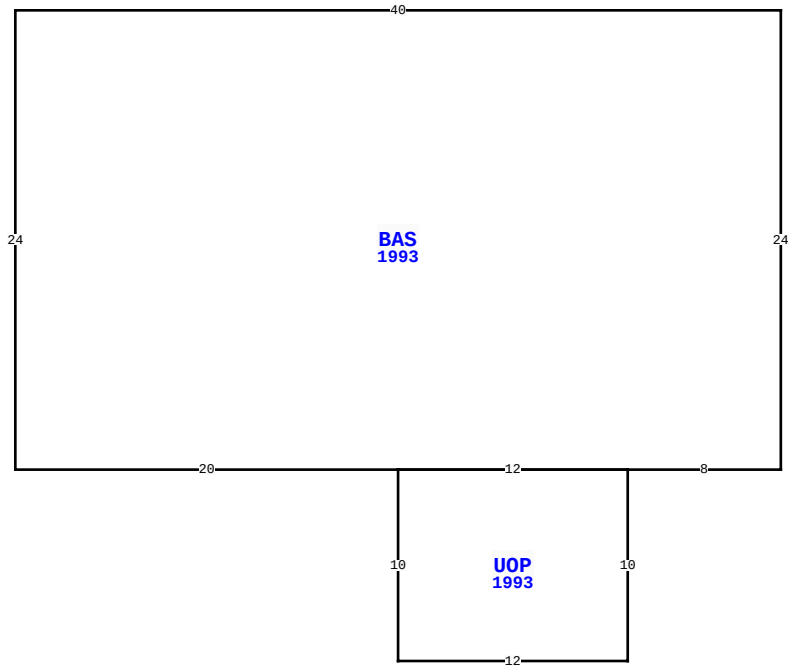
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	39,413
UOP	120	25	1993	30	1,232
TOTALS	1,080			990	40,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	990	115.0000	97.75	96,772	1989	2000	0	0	0	58.00	42.00

1 M/H 93- 50% - 2026 Heated Area: 960 HX Base Yr 2026



85135 ROSE MARIE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,644
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		131,444
SOH/AGL Deduction		0
ASSESSED VALUE		131,444
TOTAL EXEMPTION VALUE	HA HAB	40,722
BASE TAXABLE VALUE		90,722
TOTAL JUST VALUE		131,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,196

DW/MH VIN: GAFLJ34A10796S(H/G) __ TITLE: 49166951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8176	REPAIR/RRF	950	06/15/1992
8091	MH MOVE-ON	17,200	03/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2879/276	7/01/2026	QC	U	I	11	100
GRANTOR: DEGENER ROSE						
GRANTEE: DEGENER PAUL						
2836/1137	12/16/2025	LE	U	I	11	100
GRANTOR: DEGENER PAUL						
GRANTEE: REIDER TONYA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W40 S24 E20 E12 N8 N24 $
UOP=[YR=1993;ORIG=-20,24] S10 E12 N10 W12 $
.

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	1	50	20	20	400.00	SF	10.00	10.00	100	1996	1996	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	50	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 02/06/2026 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS