

BLOCK 9 LOT 25
IN OR 1602/1105
YULEE WOODS #3 PB 5/239

RAULS MISTYE KIANN
85303 ROSE MARIE ROAD
YULEE, FL 32097

2026

42-2N-27-4613-0009-0250



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 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

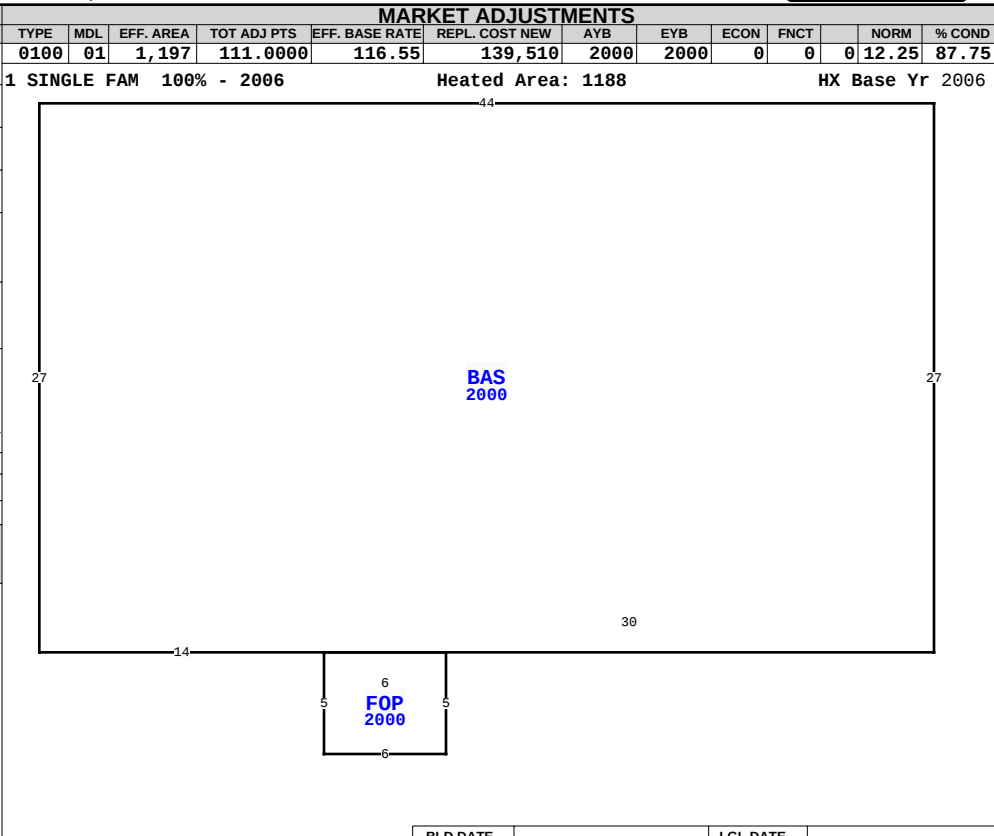
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2000	1,188	121,500
FOP	30	30	2000	9	920

TOTALS	1,218			1,197	122,420
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD



85303 ROSE MARIE RD, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND 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
2	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00	100	1998	1998	3	20	960	

TOTAL OB/XF										960
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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 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	122,420		
TOTAL MARKET OB/XF VALUE	960		
TOTAL LAND VALUE - MARKET	90,000		
TOTAL MARKET VALUE	213,380		
SOH/AGL Deduction	116,406		
ASSESSED VALUE	96,974		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	45,563		
TOTAL JUST VALUE	213,380		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	205,777		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996630	NEW CONSTR	64,000	11/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1602/1105	12/29/2008	QC	Q	I	01	100	
GRANTOR: RAULS SHAWN R & MISTY							
GRANTEE: RAULS MISTYE KIANN							
1373/0028	12/09/2005	WD	Q	I		127,200	
GRANTOR: CLIFTON TONYA C & DAN							
GRANTEE: RAULS SHAWN R & MIS							

BUILDING NOTES									
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BAS=[YR=2000] W44 S27 E14 FOP=[YR=2000] S5 E6 N5 W6\$ E30 N27\$.

BUILDING DIMENSIONS									
OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

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