BLOCK 9 LOT 26
YULEE WOODS #3 PB 5/239

BARTLETT COLTON A/BARTLETT CHRISTOPHER B & PAMELA
85323 ROSE MARIE RD
YULEE, FL 32097

2026

42-2N-27-4613-0009-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

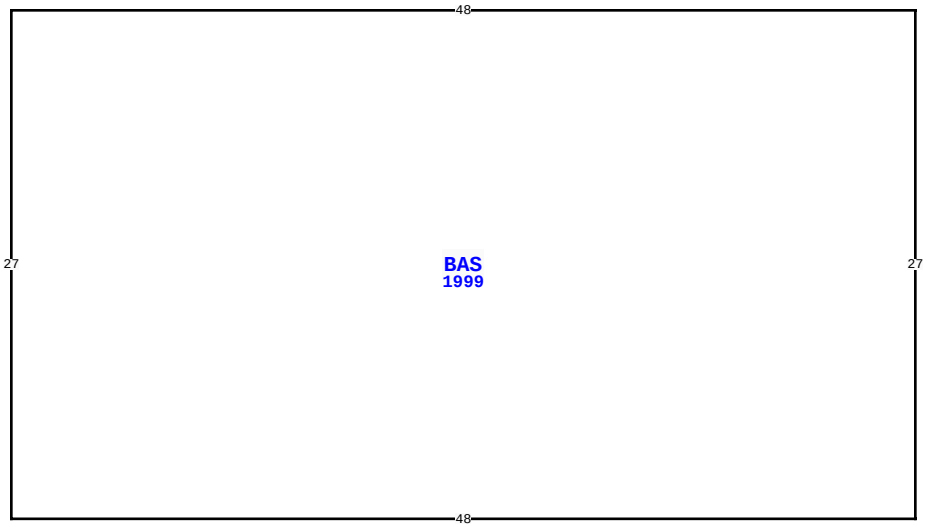
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1999	1,296	85,938
TOTALS	1,296			1,296	85,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	147.3600	132.62	171,876	1999	2004	0	0	0	50.00	50.00

1 M/H 94+ 100% - 2026 Heated Area: 1296 HX Base Yr 2026



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		103,342
TOTAL MARKET OB/XF VALUE		9,808
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		203,150
SOH/AGL Deduction		0
ASSESSED VALUE		203,150
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,739
TOTAL JUST VALUE		203,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007105	24X35 STORAGE	0	01/01/2017
MH992548	MH MOVE-ON	0	02/01/1999
972011	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2817/36	9/18/2025	WD	Q	I	01	250,000
GRANTOR: OLIVER DEBRA						
GRANTEE: BARTLETT COLTON A						
2723/1458	6/14/2024	PR	U	I	11	100
GRANTOR: WYANT LESLIE AS CO-PR						
GRANTEE: OLIVER DEBRA						

85323 ROSE MARIE RD, YULEE

BLD DATE	02/06/2008 KK	LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	80	1,600	
3	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2026	2019		78	3,744	
4	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2026	2023		93	4,464	

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,808

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

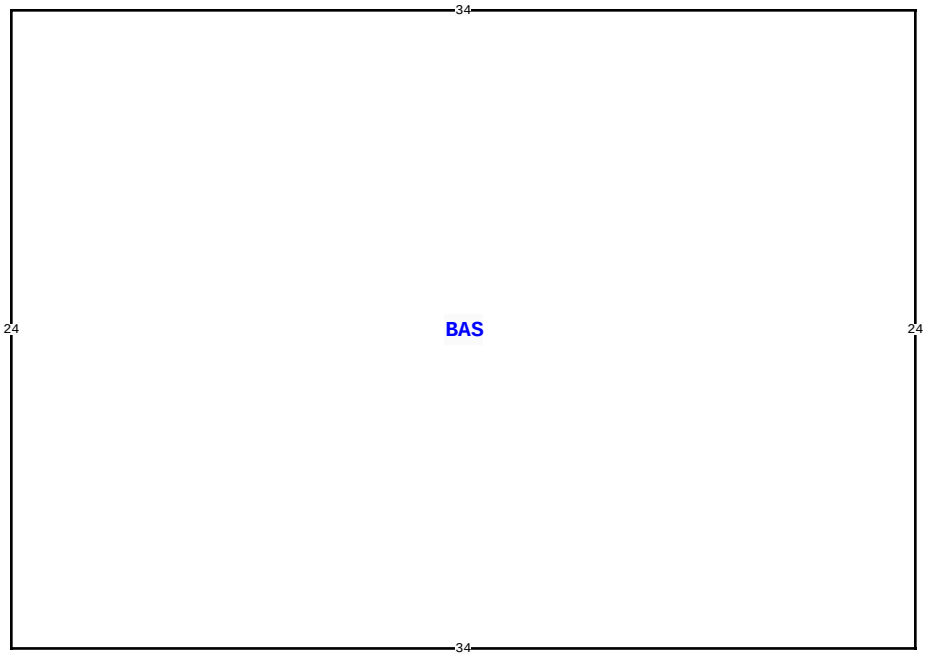
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100		816	17,404
TOTALS	816			816	17,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	816	58.1900	22.69	18,515	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2026 Heated Area: 816 HX Base Yr 2026



85323 ROSE MARIE RD, YULEE

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GRANTEE: BARTLETT COLTON A						
2723/1458	6/14/2024	PR	U	I	11	100
GRANTOR: WYANT LESLIE AS CO-PR						
GRANTEE: OLIVER DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 S24 E34 N24 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS