IN OR 2316/1957
EX 1-29 1-32 1-33 & 1-34
ESMTS 529/736 & OR 522/372

BROOKER JAMES L
87180 BROOKER RD
YULEE, FL 32097

2023

39-3N-27-0000-0001-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

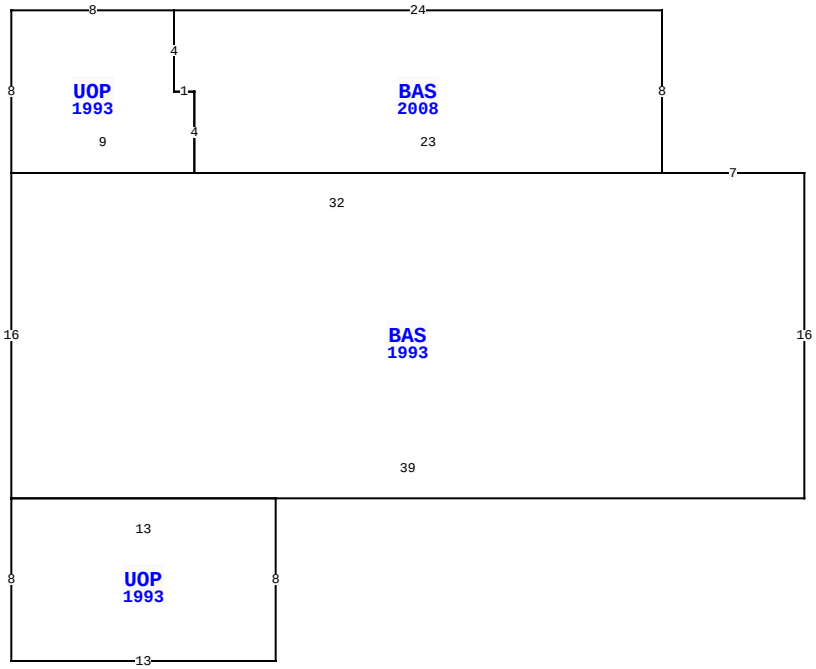
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	45,019
BAS	188	100	188	13,563
UOP	68	20	14	1,010
UOP	104	20	21	1,515
TOTALS	984		847	61,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	847	104.5000	94.31	79,881	1975	1975	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 2020 Heated Area: 812 HX Base Yr 2020



87180 BROOKER RD, YULEE

BLD DATE	06/10/2009 KK	LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,109
TOTAL MARKET OB/XF VALUE		10,473
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		191,582
SOH/AGL Deduction		87,360
ASSESSED VALUE		104,222
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,222
TOTAL JUST VALUE		191,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029550	ADDITION	13,500	05/01/2002
P014826	NEW CONSTR	0	07/01/2001
BL47374	NEW CONSTR	50,000	08/01/2000
971672	MH MOVE-ON	0	03/01/1997
7217	MH MOVE-ON	16,390	04/11/1988
4196	NEW CONSTR	24,890	06/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/1957	11/04/2019	DG	U	I	11	100
GRANTOR: BROOKER JAMES DAVID						
GRANTEE: BROOKER JAMES L						
1738/1515	5/13/2011	DG	U	I	30	100
GRANTOR: BROOKER LEE O						
GRANTEE: BROOKER JAMES DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 BAS=[YR=2008] N8 W24 UOP=[YR=1993] W8 S8 E9 N4 W1 N4$ S4 E1 S4 E23$ W32 S16 UOP=[YR=1993] S8 E13 N8 W13$ E39 N16$.

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	0681	POLE SHED	0	100	41	69	2,669.00	SF	15.00	15.00	100	1970	1970	3	20	8,007	
2	0681	POLE SHED	0	100	22	21	462.00	SF	15.00	15.00	100	1970	1970	3	20	1,386	
3	0940	SHEDS/PORT	0	100	15	10	150.00	SF	30.00	30.00	100	2004	2004	3	24	1,080	

LAND DESCRIPTION

TOTAL OB/XF 10,473

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	000115	C	SFR ACRES	100			0.00	0.00	1.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,000							

REVIEW DATE 12/31/2019 BY NWA Total Acres: 1.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS