

**CHIVERS JAMES T & GAIL D L/E/
87203 BROOKER ROAD
YULEE, FL 32097**

39-3N-27-0000-0001-0090

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	08	SHT VINYL 100							
Air Condition	03	CENTRAL 100							
Heating Type	04	AIR DUCTED 100							
Bedrooms		2 100							
Bathrooms		2 100							
Frame		N/A 100							
Stories	0	0 100							
Units		0 100							
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	1,140	100	1,140	67,631					
FSP	372	60	223	13,229					

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0800	02	1,363	113.0000	79.10	107,813	2013	2013		0		0	25.00	75.00	
1 M/H 94+ - 100% - 2018										Heated Area: 1140			HX Base Yr 2018	

31

12

FSP
2013

12

52

15

BAS
2013

15

24

76

NASSAU COUNTY PROPERTY										PAGE 1 of 3				4
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE										582,009				
TOTAL MARKET OB/XF VALUE										26,178				
TOTAL LAND VALUE - MARKET										365,560				
TOTAL MARKET VALUE										973,747				
SOH/AGL Deduction										419,510				
ASSESSED VALUE										554,237				
TOTAL EXEMPTION VALUE					HX HB					50,000				
BASE TAXABLE VALUE										504,237				
TOTAL JUST VALUE										973,747				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										764,410				

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