PT OF THE EAST WATERMAN GRANT
IN SEC 39-3N-27E
REC IN OR 1952/822

ROWLAND BLAKE M & TIFFINI E
87078 BROOKER RD
YULEE, FL 32097

2023

39-3N-27-0000-0001-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

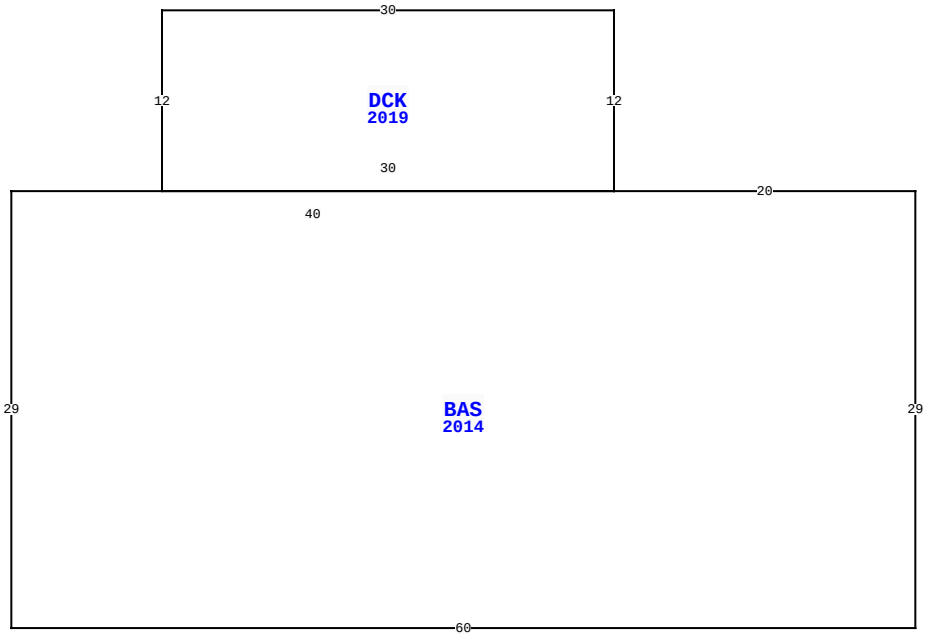
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	152,932
DCK	360	10	36	3,164
TOTALS	2,100		1,776	156,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,776	121.4400	91.08	161,758	2014	2014	0	0	0	3.50	96.50

3 SFR MODULR – 100% - 2023 Heated Area: 1740 HX Base Yr 2023



87078 BROOKER RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		156,096
TOTAL MARKET OB/XF VALUE		644
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		252,740
SOH/AGL Deduction		0
ASSESSED VALUE		252,740
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,740
TOTAL JUST VALUE		252,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429316	CO ISSUED	0	11/21/2014
B1429316	MODULAR	0	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1952/0822	12/12/2014	WD	U	I	37	39,000
GRANTOR: DIXON CYNTHIA & WILLI						
GRANTEE: ROWLAND BLAKE M & T						
1515/1330	7/30/2007	QC	U	I	01	100
GRANTOR: MLINEK THOMAS						
GRANTEE: DIXON CYNTHIA ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 DCK=[YR=2019] N12 W30 S12 E30$ W40 S29 E60 N29$.

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
5	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2014	2014	3	70	224	
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2014	2014	3	70	224	
7	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	2014	2014	3	70	196	

LAND DESCRIPTION

TOTAL OB/XF 644

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		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	80,000.00	80,000.00	96,000							

REVIEW DATE 11/27/2019 BY KWA Total Acres: 1.20 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS