

BROUSSARD MICHAEL
87302 BROOKER RD
YULEE, FL 32097-7309

39-3N-27-0000-0001-0270

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	20	0100	01	3,271	113.9880	102.87	336,488	2008	2008	0	0	10.50	89.50	VALUATION BY															
Roof Structure	03	1 SINGLE FAM - 100% - 2009												Heated Area: 2443															
Roof Cover	03	COMP SHNGL 100												HX Base Yr 2009															
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 50																											
Interior Floor	12	HARDWOOD 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	00	0 100																											
Occupancy	00	NONE 100																											
Quality														04	Quality Level 04														
DOR CODE														5000	IMPROVED AG														
MAP NUM															MKT AREA														
NEIGHBORHOOD/LOC														4031.00															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	816	100	816	75,128																									
FGR	941	55	518	47,692																									
FOP	144	30	43	3,959																									
FST	350	30	105	9,667																									
FUS	1,627	100	1,627	149,795																									
STP	90	10	9	829																									
UOP	144	20	29	2,670																									
UOP	350	20	70	6,445																									
TOTALS														4,561	3,271	301,157													
EXTRA FEATURES														87302 BROOKER RD, YULEE															
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												
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255													
2	0812	CONCRETE C	0	100	0	0	1,431.00	SF	4.00	4.00	100	2008	2008	3	90	5,152													
3	0810	CONCRETE A	0	100	0	0	305.00	SF	6.50	6.50	100	2008	2008	3	90	1,784													
4	0300	BOAT DCK W	0	100	0	0	1,228.00	SF	40.00	40.00	100	2010	2010	3	64	31,437													
5	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00	13.00	100	2010	2010	3	50	650													
6	1242	WD DECK A	0	100	0	0	246.00	SF	10.00	10.00	100	2019	2019	3	90	2,214													
LAND DESCRIPTION																													
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					
1	005000	C	RURAL HOME	100		OR	200.00	216.00	200.00	FF	1	1.22	1.00	1.22	1,200.00	1,464.00	292,800												
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	21.80	AC		1.00	1.00	1.00	410.00	410.00	8,938												
3	005902	A	HARDWOOD SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	175.00	175.00	1,225												
4	009530	C	POND	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750												
5	009910	M	MKT. VAL. AG	0			0.00	0.00	28.80	AC		1.00	1.00	1.00	27,500.00	27,500.00	792,000												
REVIEW DATE 01/27/2022 BY NW																		Total Acres: 30.30											
																		Total Land Value: 306,713											
																		Market: 792,000											
																		Agricultural: 10,163											
																		Common: 296,550											
																		PRINTED 08/02/2023 BY SYS											

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