IN OR 2401/1740
ESMT OR 1381/329

BROOKER CONSTANCE R L/E/
87172 GANNETT AVE
YULEE, FL 32097

2023

39-3N-27-0000-0001-0290

BUILDING CHARACTERISTICS

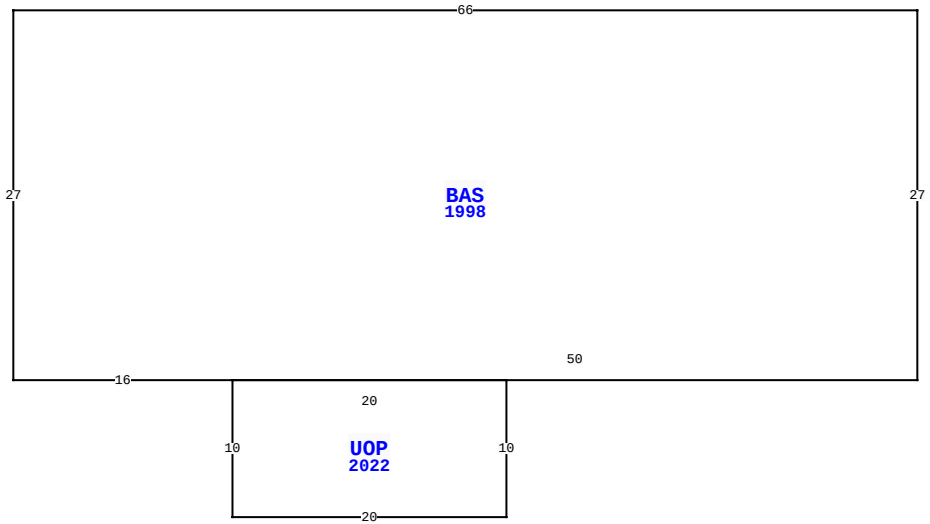
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	77,090
UOP	200	25	50	2,163
TOTALS	1,982		1,832	79,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,832	123.6000	86.52	158,505	1996	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1999 Heated Area: 1782 HX Base Yr 1999



87172 GANNETT AVE, YULEE

BLD DATE		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		79,252
TOTAL MARKET OB/XF VALUE		2,914
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		154,166
SOH/AGL Deduction		89,521
ASSESSED VALUE		64,645
TOTAL EXEMPTION VALUE	HX HB	39,645
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		154,166
NCON VALUE		2,163
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2401/1740	10/20/2020	LE	U	I	11	100
GRANTOR: BROOKER CONSTANCE R						
GRANTEE: WATERS REGINALD D J						
1120/0743	3/11/2003	WD	U	I	07	100
GRANTOR: BROOKER JAMES D & CON						
GRANTEE: BROOKER CONSTANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S27 E16 UOP=[YR=2022] S10 E20 N10 W20$ E50 N27$.

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
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1980	1980	3	20	864	
4	0681	POLE SHED	0	100	20	24	480.00	SF	15.00	15.00	100	1996	1996	3	25	1,800	
5	0751	UOP	0	100	12	8	96.00	SF	10.00	10.00	100	1997	1997	3	26	250	

LAND DESCRIPTION

TOTAL OB/XF 2,914

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	1.00	AC		1.00	1.00	0.90	80,000.00	72,000.00	72,000							

REVIEW DATE 08/31/2022 BY NWA Total Acres: 1.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS