

BLOCK 8 LOT 14
IN OR 625/564
YULEE WOODS #3 PB 5/239

RITZ NORMAN L & BRENDA J
85488 BROOKE STREET
YULEE, FL 32097

2023

42-2N-27-4613-0008-0140



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	05	AVERAGE 100	0100	01	2,199	101.9200	91.98	202,264	1992	1992	0	0	0	14.75	85.25	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2065													HX Base Yr												
Roof Cover	03	COMP SHNGL 100														VALUATION BY													STANDARD												
Interior Wall	05	DRYWALL 100														Tax Group: 4													Tax Dist:												
Interior Floo	14	CARPET 80														BUILDING MARKET VALUE													172,430												
Interior Floo	08	SHT VINYL 20														TOTAL MARKET OB/XF VALUE													28,368												
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													80,000												
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													280,798												
Bedrooms		3 100														SOH/AGL Deduction													128,050												
Bathrooms		2 100														ASSESSED VALUE													152,748												
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE													HX HB 50,000												
Stories	2.	2. 100														BASE TAXABLE VALUE													102,748												
Units	0	0 100	TOTAL JUST VALUE													280,798																									
Occupancy	00	NONE 100	NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													221,377																									
Quality			03	Quality Level 03																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM				MKT AREA													04																								
NEIGHBORHOOD/LOC			4048.00																																						
AREA TYPE			TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS			969	100	969	75,982																																			
BAS			280	100	280	21,955																																			
FOP			140	30	42	3,293																																			
FST			168	55	92	7,214																																			
FUS			816	100	816	63,985																																			
TOTALS			2,373		2,199	172,430																																			
EXTRA FEATURES			85488 BROOKE ST, 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			0812	CONCRETE C	0	100	0	0	1,673.00	SF	4.00	4.00	100	1993	1993	3	68	4,551																							
2			0845	KOOL DECK	0	100	0	0	922.00	SF	7.25	7.25	100	1993	1993	3	68	4,545																							
3			0861	POOL GUNIT	0	100	12	26	312.00	SF	85.00	85.00	100	1993	1993	3	20	5,304																							
4			0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2005	2005	3	44	6,160																							
5			0752	USP	0	100	12	22	264.00	SF	15.00	15.00	100	2015	2015	3	81	3,208																							
6			0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480																							
7			0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2016	2016	3	78	3,120																							
TOTALS			28,368																																						
LAND DESCRIPTION			TOTAL OB/XF																																						
L N			USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES																					
1			000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																						
REVIEW DATE			08/25/2020													BY NWA																									
Total Acres:			0.00													Total Land Value: 80,000																									
Market:			0													Agricultural: 0																									
Common:			80,000													PRINTED 08/02/2023 BY SYS																									