BLOCK 10 LOT 13
YULEE WOODS #3 PB 5/239

THORNTON REBECCA B/THORNTON HENRY B ET AL
85184 BROOKE STREET
YULEE, FL 32097

2023

42-2N-27-4613-0010-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

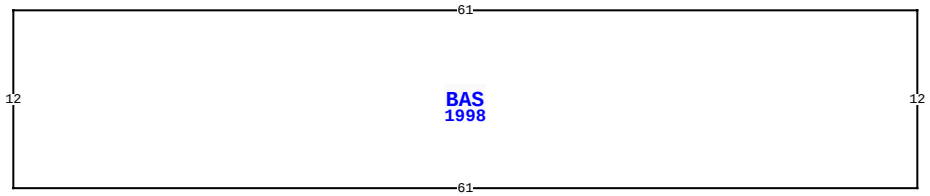
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	732	13,589
TOTALS	732		732	13,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	732	95.2000	61.88	45,296	1970	1970	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2023 Heated Area: 732 HX Base Yr 2023



85184 BROOKE ST, YULEE

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		13,589
TOTAL MARKET OB/XF VALUE		5,762
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		99,351
SOH/AGL Deduction		0
ASSESSED VALUE		99,351
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,351
TOTAL JUST VALUE		99,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982095	MH MOVE-ON	0	05/01/1998
95-1021	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/0647	7/05/2019	WD	U	I	30	45,000
GRANTOR: DALE LINDA M THORNTON						
GRANTEE: THORNTON HENRY H &						
0815/0815	12/03/1997	WD	Q	I		27,500
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: THORNTON LINDA M						

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
1	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1998	1998	3	20	96	
2	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	
3	0825	BRICK	0	100	14	14	196.00	SF	5.00	5.00	100	1999	1999	3	94	921	
4	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	2002	2002	3	21	1,058	
5	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	2002	2002	3	21	378	
6	0479	VF PICKET	0	100	0	0	140.00	LF	10.00	10.00	100	2003	2003	3	64	896	
7	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	100	2003	2003	3	64	2,253	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W61 S12 E61 N12$.

LAND DESCRIPTION

TOTAL OB/XF 5,762

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/01/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS