BLOCK 12 LOT 7 R408052
IN OR 2067/1700
YULEE WOODS #3 PB 5/239

BROWN BRENDA G
85349 BROOKE ST
YULEE, FL 32097

2023

42-2N-27-4613-0012-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

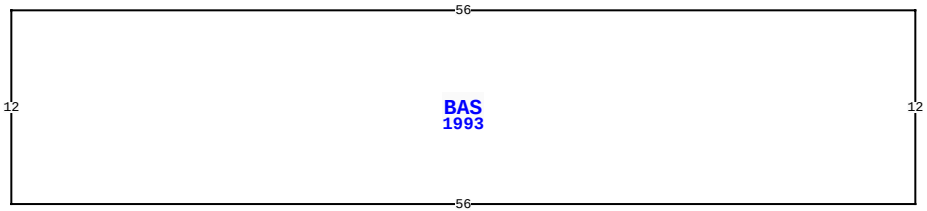
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	11,925
TOTALS	672		672	11,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	91.0000	59.15	39,749	1968	1968	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



85349 BROOKE ST, YULEE

BLD DATE	05/04/2015 KKX	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,989
TOTAL MARKET OB/XF VALUE	5,151
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	124,140
SOH/AGL Deduction	37,324
ASSESSED VALUE	86,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,816
TOTAL JUST VALUE	124,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8207	MH MOVE-ON	500	06/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2067/1700	8/23/2016	QC	U	I	11	100
GRANTOR: BROWN RUSTY A						
GRANTEE: BROWN BRENDA G						
1574/0439	6/27/2008	QC	U	I	01	100
GRANTOR: BROWN BRENDA G						
GRANTEE: BROWN RUSTY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

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	0510	GARAGE WD-	0	0	24	20	480.00	SF	23.10	23.10	100	1991	1991	3	20	2,218	
2	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	1985	1985	3	20	64	
3	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	1980	1980	3	35	225	
4	0803	ASPHALT C	0	0	0	0	2,644.00	SF	2.00	2.00	100	1990	1990	3	50	2,644	

LAND DESCRIPTION

TOTAL OB/XF 5,151

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	0	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 05/17/2021 BY NWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

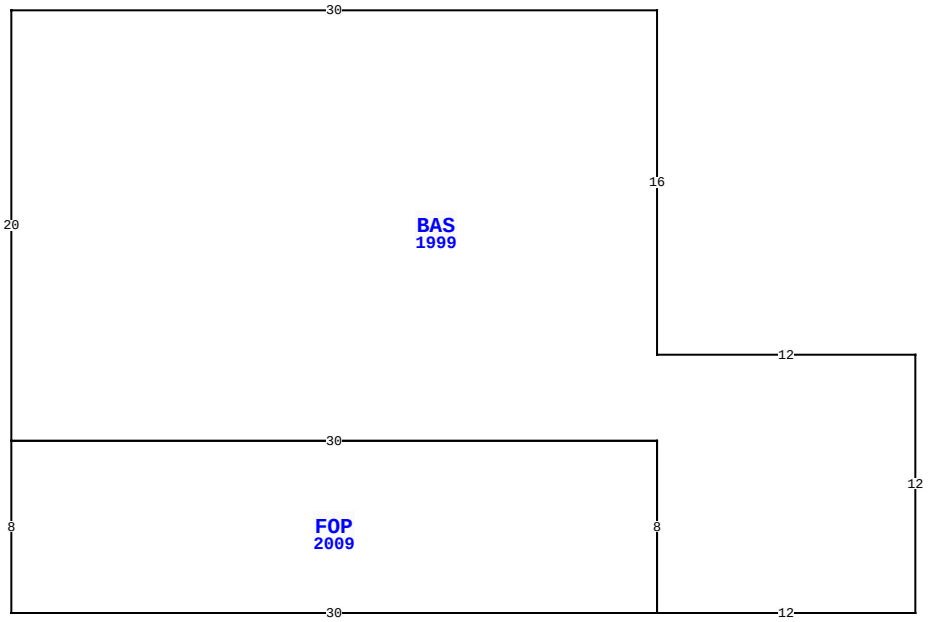
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	744	100	744	24,675
FOP	240	30	72	2,388
TOTALS	984		816	27,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0810	02	816	103.0000	72.10	58,834	1999	1999	0	0	0	54.00	46.00

2 M/H ADDTN – 0% - 0 Heated Area: 744 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: BROWN BRENDA G						
1574/0439	6/27/2008	QC	U	I	01	100
GRANTOR: BROWN BRENDA G						
GRANTEE: BROWN RUSTY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 N16 W30 S20 FOP=[YR=2009] S8 E30 N8 W30 $ E30 S8 E12 N12 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/17/2021 BY NWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS