BLOCK 12 LOT 8
IN OR 1352/1904
R672660 & R672661 & R672662

OEHLER RONALD L
85313 BROOKE STREET
YULEE, FL 32097

2023

42-2N-27-4613-0012-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

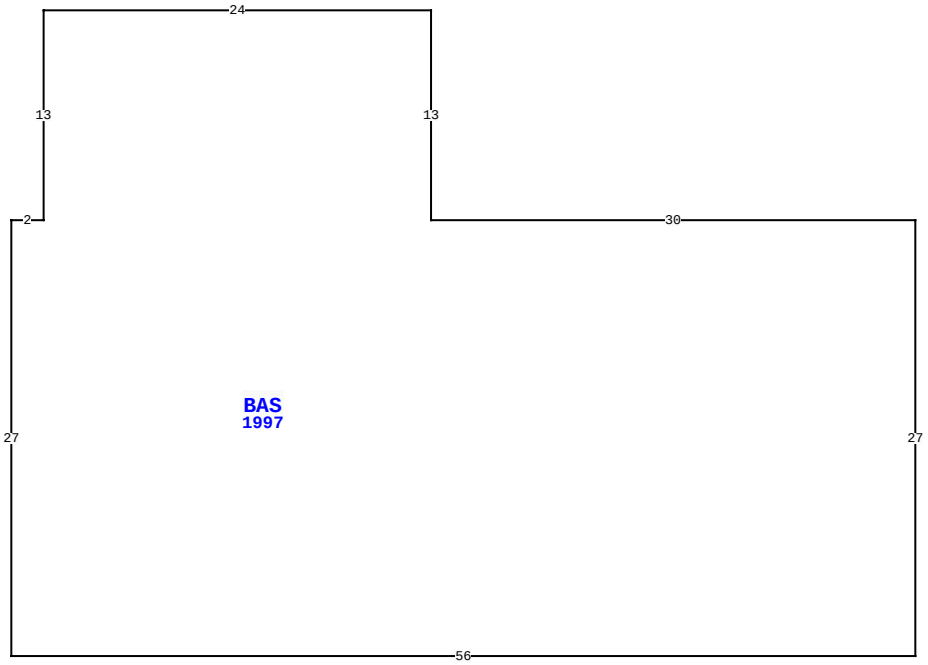
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1,824	62,849
TOTALS	1,824		1,824	62,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	117.2000	82.04	149,641	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 1824 HX Base Yr



85313 BROOKE ST, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		62,849
TOTAL MARKET OB/XF VALUE		33,346
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		176,195
SOH/AGL Deduction		82,053
ASSESSED VALUE		94,142
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,142
TOTAL JUST VALUE		176,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210117	ADDITION	9,000	08/01/2002
8161	MH MOVE-ON	2,000	05/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/1904	9/27/2005	WD	U	I	01	100
GRANTOR: OEHLER MARIA K						
GRANTEE: OEHLER RONALD L						
0586/0847	12/21/1988	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: OEHLER RONALD & M K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W30 N13 W24 S13 W2 S27 E56 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
1	0756	FEP	0	100	18	12	216.00	SF	27.00	27.00	100	1985	1985	3	20	1,166	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1990	1990	3	20	322	
3	0510	GARAGE WD-	0	100	28	28	784.00	SF	35.00	35.00	100	1992	1992	3	20	5,488	
4	0756	FEP	0	100	12	28	336.00	SF	27.00	27.00	100	1997	1997	3	20	1,814	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
6	0350	CARPORT WD	0	100	26	16	416.00	SF	13.00	13.00	100	2002	2002	3	21	1,136	
7	0861	POOL GUNIT	0	100	26	13	338.00	SF	85.00	85.00	100	2002	2002	3	32	9,194	
8	0910	SCRN RM L	0	100	24	47	1,128.00	SF	15.00	15.00	100	2002	2002	3	21	3,553	
9	0845	KOOL DECK	0	100	0	0	790.00	SF	7.25	7.25	100	2002	2002	3	83	4,754	
10	0803	ASPHALT C	0	100	0	0	3,295.00	SF	1.80	1.80	100	2002	2002	3	52	3,084	

TOTAL OB/XF 33,346

LAND DESCRIPTION

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 07/28/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS