BLOCK 12 LOT 10
IN OR 1348/1675
R672417 & R672418

BERGHOEFER ENTERPRISES INC
96049 CAPTAINS POINTE ROAD
YULEE, FL 32097

2023

42-2N-27-4613-0012-0100

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

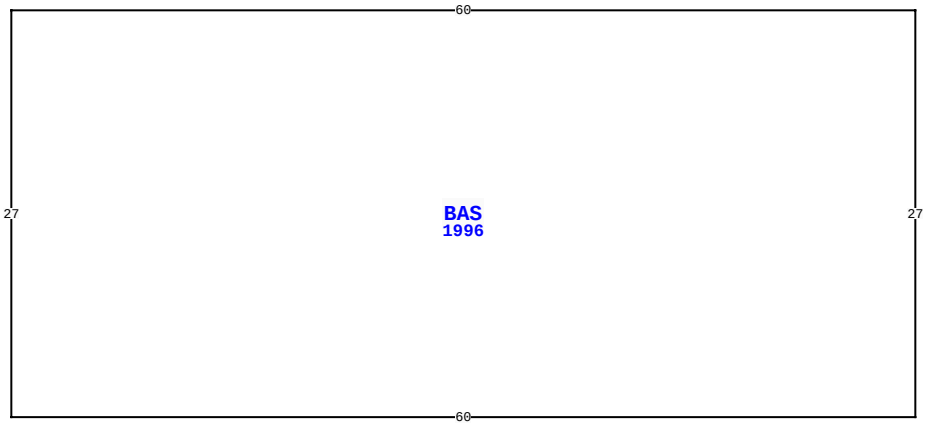
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	53,162
TOTALS	1,620		1,620	53,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	82.04	132,905	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



85255 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	53,162
TOTAL MARKET OB/XF VALUE	3,580
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	136,742
SOH/AGL Deduction	27,664
ASSESSED VALUE	109,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,078
TOTAL JUST VALUE	136,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961366	MH MOVE-ON	0	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/1675	9/09/2005	WD	U	I	23	77,000
GRANTOR: CRISP JOHN A						
GRANTEE: BERGHOEFER ENTERPRI						
0982/1276	4/23/2001	WD	Q	I		80,400
GRANTOR: CRAWFORD JOHN L & TIN						
GRANTEE: CRISP JOHN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E60 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
3	1243	WD DECK F	0	0	15	10	150.00	SF	8.00	8.00	100	2013	2013	3	65	780	

LAND DESCRIPTION

TOTAL OB/XF 3,580

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		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