

BLOCK 12 LOT 15
IN OR 1729/979
YULEE WOODS #3 PB 5/239

HUTCHERSON AARON R
85111 BROOKE ST
YULEE, FL 32097

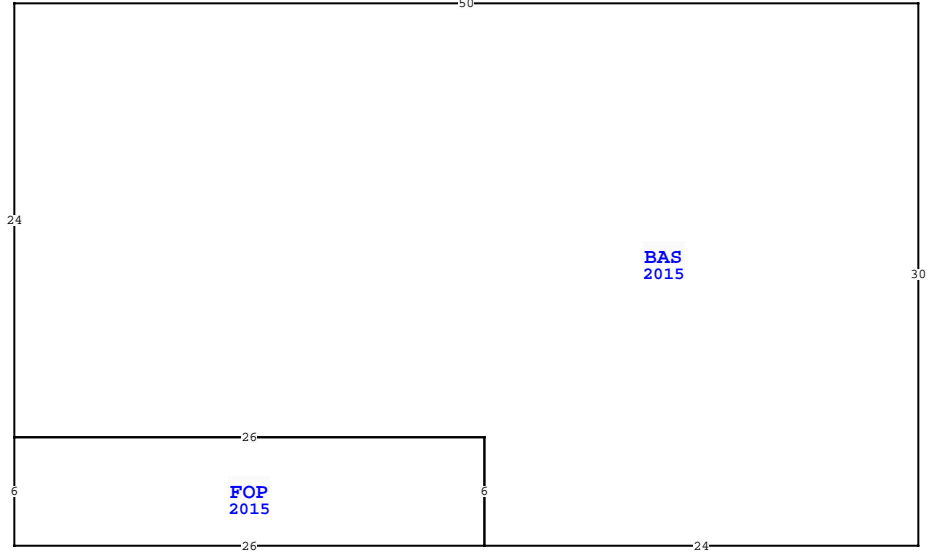
2023

42-2N-27-4613-0012-0150



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
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 70		
Interior Floo	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
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	1,344	100	1,344	158,867
FOP	156	30	47	5,555
TOTALS	1,500		1,391	164,422

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,391	135.0284	121.86	169,507	2015	2015	0	0	0	3.00	97.00
2 SINGLE FAM - 100% - 2016 Heated Area: 1344 HX Base Yr 2016												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			193,926
TOTAL MARKET OB/XF VALUE			2,340
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			276,266
SOH/AGL Deduction			105,502
ASSESSED VALUE			170,764
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			120,764
TOTAL JUST VALUE			276,266
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000531	ADDITION	55,104	01/17/2018
B1530410	NEW CONSTR	150,518	05/01/2015
8153	MH MOVE-ON	17,000	04/25/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1729/0979	3/11/2011	WD U	I	I	40	35,000
GRANTOR: DAVIS ELIZABETH A & L						
GRANTEE: HUTCHERSON AARON R						
1427/1741	7/13/2006	WD U	I	I	07	100
GRANTOR: BUZZARD JOHN L						
GRANTEE: DAVIS ELIZABETH A &						

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
3	0681	POLE SHED	0	100	24	20			3.00	100	2005	2005	3	44	634	
5	0810	CONCRETE A	0	100	20	16			6.50	100	2001	2001	3	82	1,706	

BUILDING NOTES	

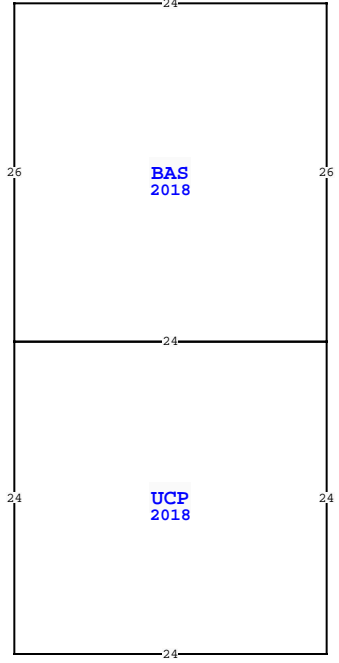
BUILDING DIMENSIONS	
BAS=[YR=2015] W50 S24 FOP=[YR=2015] S6 E26 N6 W26\$ E26 S6 E24 N30\$.	

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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000								



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	99	N/A 100	
Heating Type		N/A 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	0	0 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality		06	Quality Level 06
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
BAS	624	100	624
UCP	576	20	115
SUBAREA MARKET VALUE			
BAS			24,914
UCP			4,592
TOTALS		1,200	739
			29,504

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
3												
GARAGE RES - 100% - 2016				Heated Area: 624				HX Base Yr 2016				



85111 BROOKE ST, YULEE

BLD DATE	06/02/2010	DJ	LGL DATE
XF DATE	02/20/2007	JM	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
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BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2018] W24 S26 UCP=[YR=2018] S24 E24 N24 W24\$ E24 N26\$.

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

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