

BROUSSARD MICHAEL L PA/
87302 BROOKER ROAD
YULEE, FL 32097

2023

44-2N-27-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100
04 WOOD TRUSS 100
03 COMP SHNGL 100
03 PLASTER 100
09 PINE WOOD 100
03 CENTRAL 100
04 AIR DUCTED 100
6 100
02 WOOD FRAME 100
8 100
7 100
1. 1. 100
0 100
04 DIST 01 100
00 OWNER OCC 100

Quality

03 Quality Level 03

DOR CODE

1700 OFFICE BUILDINGS

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4053.00

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,600

100

1,600

41,568

BAS

60

100

60

1,559

CAN

28

30

8

208

STP

16

10

2

52

STP

20

10

2

52

UDU

480

30

144

3,741

TOTALS

2,204

1,816

47,179

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

1 0812 CONCRETE C

0

0

0

0

3,715.00 SF

4.00

4.00

100

1980

1980

3

35

5,201

2 0803 ASPHALT C

0

0

0

0

1,500.00 SF

2.00

2.00

100

1955

1955

3

50

1,500

4 0510 GARAGE WD-

0

0

40

18

720.00 SF

35.00

35.00

100

1953

1953

3

20

5,040

5 0681 POLE SHED

0

0

40

11

440.00 SF

15.00

15.00

100

1953

1953

3

20

1,320

8 0423 CL FNC 5'

0

0

0

0

585.00 LF

6.85

6.85

100

1980

1980

3

20

801

9 0810 CONCRETE A

0

0

8

8

64.00 SF

6.50

6.50

100

1980

1980

3

35

146

10 0940 SHEDS/PORT

0

0

8

5

40.00 SF

30.00

30.00

100

1953

1953

3

20

240

11 0971 ST LGHT OV

0

0

0

0

1.00 UT

1,555.00

1,555.00

100

1980

1980

3

20

311

12 0940 SHEDS/PORT

0

0

6

3

18.00 SF

30.00

30.00

100

1980

1980

3

20

108

13 0811 CONCRETE B

0

0

0

0

618.00 SF

5.20

5.20

100

2010

2010

3

92

2,957

LAND DESCRIPTION

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

1 001700 C

1STORY OFF

0

0004

CP0

0.00

0.00

42,753.00 SF

1.00

1.00

0.80

3.00

2.40

102,607

REVIEW DATE

09/04/2020

BY

KK

Total Acres:

0.00

Total Land Value:

102,607

Market:

0

Agricultural:

0

Common:

102,607

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

1701 04 1,816 83.1600 118.09 214,451 1953 1973 0 0 78.00 22.00

Heated Area: 1660 HX Base Yr

UDU 1993

BAS 1993

C/N 1993

STP 1993

STP 1993

BLD DATE 09/04/2020 KK KK LGL DATE 09/04/2020 KK Xf DATE 09/04/2020 INC DATE AG DATE 09/04/2020 KK

463049 SR 200, YULEE

TOTAL OB/XF 17,624

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 47,179

TOTAL MARKET OB/XF VALUE 20,464

TOTAL LAND VALUE - MARKET 102,607

TOTAL MARKET VALUE 170,250

SOH/AGL Deduction 11,201

ASSESSED VALUE 159,049

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 159,049

TOTAL JUST VALUE 170,250

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 144,590

PERMIT NUM DESCRIPTION AMT ISSUED

R1414018 REPAIR/RRF 5,500 07/01/2014

R1213214 REPAIR/RRF 1,000 11/01/2012

C24103 CO ISSUED 0 01/12/2011

B24103 REMODEL 7,500 11/01/2010

P14521 REMODEL 0 11/01/2010

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

1701/1020 9/22/2010 TD Q I 02 155,500

GRANTOR: FEATHERSTON JOHN C TR

GRANTEE: BROUSSARD MICHAEL L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N14 W11 BAS=[YR=1994] N6 W3 STP=[YR=1993] N4W4S4E4\$ W7S6 E10\$ W29 S46 E15 N7STP=[YR=1993] E4 N5W4S5\$N5CAN=[YR=1993] E7N4W7S4\$N4 E35N16\$ PTR=N30 UDU=[YR=1993] N20W24 S20E24\$S30\$.

[illegible]