

IN OR 562/1055
R378284 & R378285

DUBBERLY TERRY R & SUSAN H
87118 BROOKER ROAD
YULEE, FL 32097

2024

39-3N-27-0000-0001-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100	0820	02	1,688	117.2000	82.04	138,484	1988	1988	0	0	0	70.00	30.00	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0													Heated Area: 1518 HX Base Yr																			
Roof Cover	03	COMP SHNGL 100	6624 2323 4624 2010 1210 12 BAS1993 UCP1999 USP1999													BAS 1993										UCP 1999									
Interior Wall	05	DRYWALL 60																																	
Interior Wall	04	PLYWOOD 40																																	
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	3	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			4031.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,518	100	1,518	37,361																															
UCP	552	20	110	2,707																															
USP	120	50	60	1,477																															
TOTALS			2,190		1,688	41,545																													
EXTRA FEATURES			87118 BROOKER RD, YULEE																																
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	0681	POLE SHED	0	100	30	24		720.00	SF15.00	100	1996	1996	3	24	2,592																				
2	1242	WD DECK A	0	100	32	10		320.00	SF10.00	100	1996	1996	3	20	640																				
3	0200	BARN WD 0-	0	100	30	24		720.00	SF18.00	100	1985	1985	3	20	2,592																				
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.40	AC		1.00	1.00	1.00	80,000.00	80,000.00	112,000																		
REVIEW DATE 08/31/2022 BY NWA Total Acres: 1.40 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 08/06/2024 BY SYS																																			