IN OR 2316/1957
EX 1-29 1-32 1-33 & 1-34
ESMTS 529/736 & OR 522/372

BROOKER JAMES L
87180 BROOKER RD
YULEE, FL 32097

**2024**

**39-3N-27-0000-0001-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 11 | BD/BTN AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

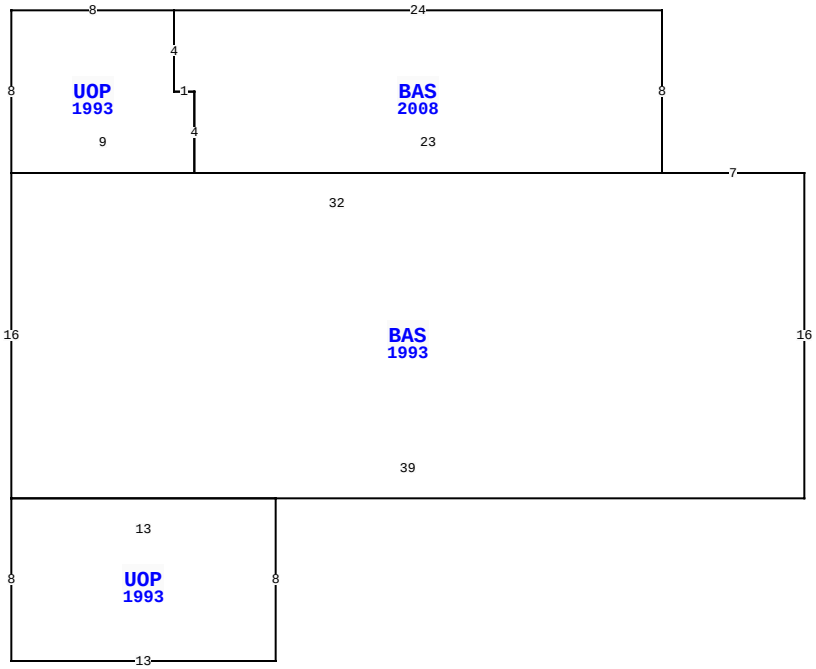
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 624 | 100 | 624 | 48,632 |
| BAS | 188 | 100 | 188 | 14,652 |
| UOP | 68 | 20 | 14 | 1,091 |
| UOP | 104 | 20 | 21 | 1,637 |
| TOTALS | 984 | | 847 | 66,011 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 847 | 104.5000 | 99.28 | 84,090 | 1975 | 1980 | 0 | 0 | 0 | 21.50 | 78.50 |

1 SINGLE FAM – 100% - 2020 Heated Area: 812 HX Base Yr 2020




87180 BROOKER RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/20/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 66,011 |
| TOTAL MARKET OB/XF VALUE | | 7,180 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 193,191 |
| SOH/AGL Deduction | | 85,842 |
| ASSESSED VALUE | | 107,349 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 57,349 |
| TOTAL JUST VALUE | | 193,191 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 191,582 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B029550 | ADDITION | 13,500 | 05/01/2002 |
| P014826 | NEW CONSTR | 0 | 07/01/2001 |
| BL47374 | NEW CONSTR | 50,000 | 08/01/2000 |
| 971672 | MH MOVE-ON | 0 | 03/01/1997 |
| 7217 | MH MOVE-ON | 16,390 | 04/11/1988 |
| 4196 | NEW CONSTR | 24,890 | 06/19/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2316/1957 | 11/04/2019 | DG | U | I | 11 | 100 |
| GRANTOR: BROOKER JAMES DAVID | | | | | | |
| GRANTEE: BROOKER JAMES L | | | | | | |
| 1738/1515 | 5/13/2011 | DG | U | I | 30 | 100 |
| GRANTOR: BROOKER LEE O | | | | | | |
| GRANTEE: BROOKER JAMES DAVID | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W7 BAS=[YR=2008] N8 W24 UOP=[YR=1993] W8 S8 E9 N4 W1 N4$ S4 E1 S4 E23$ W32 S16 UOP=[YR=1993] S8 E13 N8 W13$ E39 N16$.

## 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 | 0681 | POLE SHED | 0 | 100 | 41 | 69 | 2,669.00 | SF | 9.00 | 9.00 | 100 | 1970 | 1970 | 3 | 20 | 4,804 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 22 | 21 | 462.00 | SF | 15.00 | 15.00 | 100 | 1970 | 1970 | 3 | 20 | 1,386 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 15 | 10 | 150.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 22 | 990 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,180

| 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 | 000115 | C | SFR ACRES | 100 | | OR | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 120,000 | | | | | | | |

REVIEW DATE 04/19/2024 BY KWA Total Acres: 1.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS