

IN OR 2494/606
ESMT OR 1847/1711
2013 CMHM SW/MH

CHIVERS JAMES T & GAIL D L/E/
87203 BROOKER ROAD
YULEE, FL 32097

2024

39-3N-27-0000-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

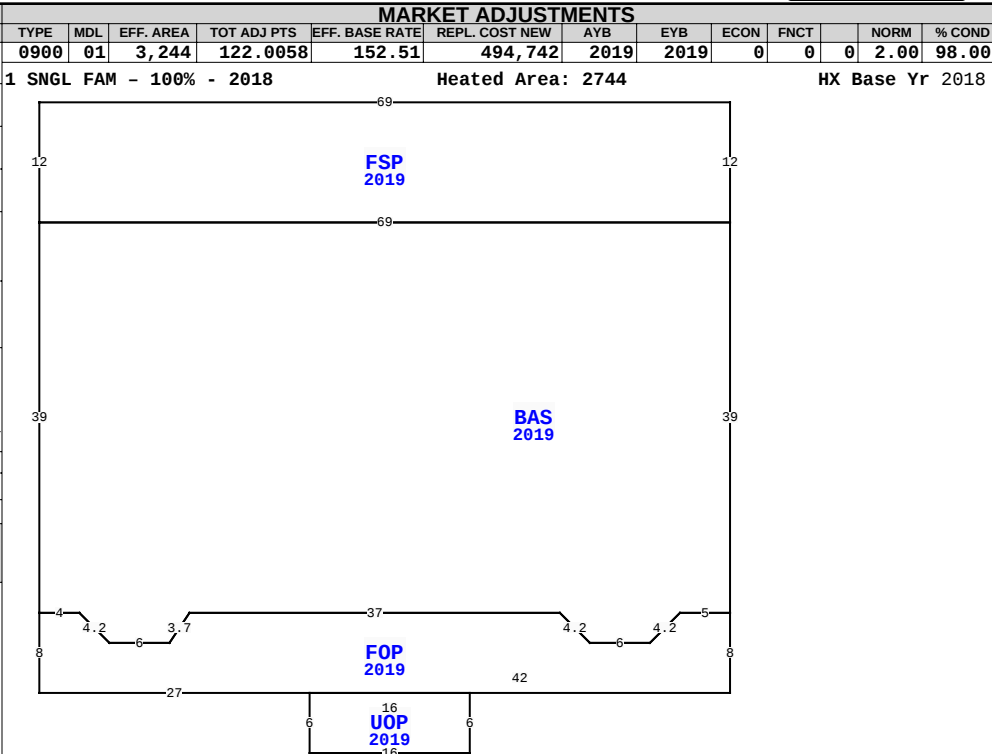
MOR NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,744	100	2,744	410,117
FOP	500	30	150	22,419
FSP	828	40	331	49,471
UOP	96	20	19	2,840

TOTALS	4,168		3,244	484,847
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	272.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	174.00	SF	6.50	6.50	
5	0351	CARPORT MT	0	100	20	30	600.00	SF	6.30	6.30	
6	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	
7	0810	CONCRETE A	0	100	0	0	12.00	SF	6.50	6.50	
8	0810	CONCRETE A	0	100	0	0	9.00	SF	6.50	6.50	
9	0510	GARAGE WD-	0	100	22	25	550.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	7.03	AC	



87203 BROOKER RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/20/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		614,982	
TOTAL MARKET OB/XF VALUE		24,757	
TOTAL LAND VALUE - MARKET		365,560	
TOTAL MARKET VALUE		1,005,299	
SOH/AGL Deduction		434,435	
ASSESSED VALUE		570,864	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		520,864	
TOTAL JUST VALUE		1,005,299	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		973,747	

LAND:1:1: ADJSTD FOR SIZE/ SHAPE

BLDG:1:1: SWMH ID: WHC020061GA TITLE: 11203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008674	CO ISSUED	0	08/14/2019
18006735	REPAIR/RRF	15,000	06/29/2018
B1800871	NEW CONSTR	337,430	01/25/2018
17003571	STEEL GARAGE	0	01/01/2017
B1428862	GARAGE	64,570	06/01/2014
MH135477	CO ISSUED	0	06/07/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2494/0606	9/02/2021	LE U	I	I	11	100	
GRANTOR: CHIVERS JAMES T & GAI							
GRANTEE: GRAY SOMER C							
1745/0795	6/29/2011	WD	Q	V	02	130,000	
GRANTOR: SANCHEZ ARTHUR M & BA							
GRANTEE: CHIVERS JAMES T & G							

BUILDING NOTES							
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BUILDING DIMENSIONS

FSP=[YR=2019] W69 S12 BAS=[YR=2019] S39 FOP=[YR=2019] S8 E27

UOP=[YR=2019] S6 E16 N6 W16\$ E42 N8 W5 D3 L3 W6 L3 U3 W37

D3 L2 W6 L3 U3 W4\$ E4 D3 R3 E6 R2 U3 E37 D3 R3 E6

R3 U3 E5 N39 W69\$ E69 N12\$.

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SOH/AGL Deduction						434,435		
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TOTAL EXEMPTION VALUE HX HB						50,000		
BASE TAXABLE VALUE						520,864		
TOTAL JUST VALUE						1,005,299		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						973,747		
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
P1316567		NEW CONSTR			0		05/01/2013	
MN135477		MH MOVE-ON			0		05/01/2013	
1326224		SVC			0		05/01/2013	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/0606		9/02/2021		LE	U	I	11	100
GRANTOR: CHAVERS JAMES T & GAI								
GRANTEE: GRAY SOMER C								
1745/0795		6/29/2011		WD	Q	V	02	130,000
GRANTOR: SANCHEZ ARTHUR M & BA								
GRANTEE: CHAVERS JAMES T & G								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2013;ORIG=0,0] W24 W31 W21 S15 U0R44.11 E11.1 D0R20 N15 \$								
FSP=[YR=2013;ORIG=-24,0] N12 W31 S12 E31 \$								
UOP=[YR=2024;ORIG=-31,15] E11 S7 W11 N7 \$								
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
Common: 365,560 PRINTED 08/06/2024 BY SYS								

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3		4									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		EFF. BASE RATE		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		31		HARDIE BRD 100		6500		01		1,556		76.2450		26.69		41,530		2014		2014		0		0		0		10.00		90.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		3		GARAGE RES - 100% - 2018								Heated Area: 1520														HX Base Yr 2018		Tax Group: 4					Tax Dist:				
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					614,982				
Interior Wall		01		MINIMUM 100																												TOTAL MARKET OB/XF VALUE					24,757				
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET					365,560				
Air Condition		01		NONE 100																												TOTAL MARKET VALUE					1,005,299				
Heating Type		01		NONE 100																												SOH/AGL Deduction					434,435				
Bedrooms				0 100																												ASSESSED VALUE					570,864				
Bathrooms				0 100																												TOTAL EXEMPTION VALUE					HX HB 50,000				
Frame		03		MASONRY 100																												BASE TAXABLE VALUE					520,864				
Stories				0 0 100																												TOTAL JUST VALUE					1,005,299				
Units				0 100																												NCON VALUE					0				
Occupancy		00		NONE 100																												INCOME VALUE									
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