IN OR 841/1572
ESMT OR 1391/784

CHAVERS JAY C & LISA A
87031 BROOKER ROAD
YULEE, FL 32097

**2024**

**39-3N-27-0000-0001-0280**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

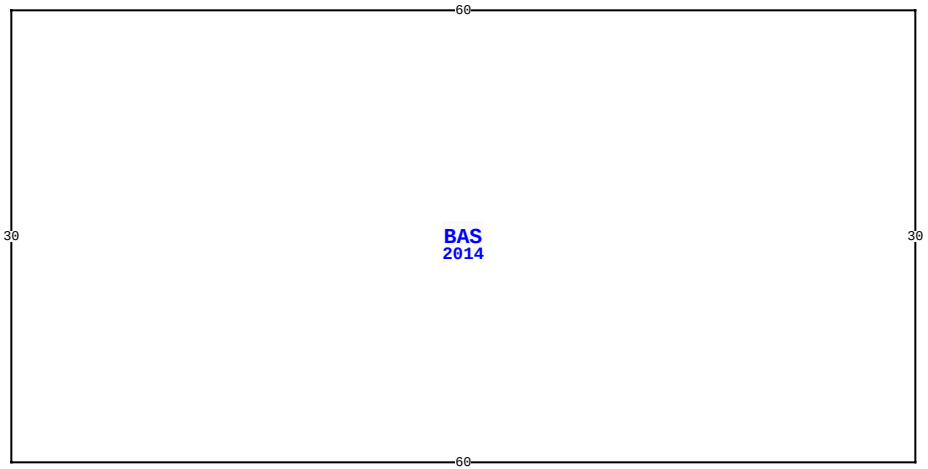
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4031.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,800 | 100 | 1,800 | 169,534 |
| TOTALS | 1,800 | | 1,800 | 169,534 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 1,800 | 122.6400 | 98.11 | 176,598 | 2014 | 2014 | 0 | 0 | 0 | 4.00 | 96.00 |

2 SFR MODULR – 100% - 2000 Heated Area: 1800 HX Base Yr 2000




87031 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 | | 169,534 |
| TOTAL MARKET OB/XF VALUE | | 2,900 |
| TOTAL LAND VALUE - MARKET | | 81,600 |
| TOTAL MARKET VALUE | | 254,034 |
| SOH/AGL Deduction | | 130,855 |
| ASSESSED VALUE | | 123,179 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 73,179 |
| TOTAL JUST VALUE | | 254,034 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 223,074 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1328100 | CO ISSUED | 0 | 01/23/2014 |
| N1319063 | H/AC | 0 | 12/01/2013 |
| P1317050 | NEW CONSTR | 0 | 12/01/2013 |
| E1327058 | NEW CONSTR | 0 | 12/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0841/1572 | 7/21/1998 | WD | U | V | 01 | 40,000 |

GRANTOR: BATTEN DONALD & VIRGI

GRANTEE: CHAVERS JAY & LISA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W60 S30 E60 N30$.

## 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 | 1242 | WD DECK A | 0 | 100 | 20 | 10 | 200.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 65 | 1,300 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 40 | 20 | 800.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 1,600 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,900

| 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 | 000100 | C | SFR | 100 | | OR | 0.00 | 0.00 | 1.02 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 81,600 | | | | | | | |

REVIEW DATE 03/22/2019 BY SBA Total Acres: 1.02 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/06/2024 BY SYS