BLOCK 12 LOT 4
YULEE WOODS #3 PB 5/239

WESTFALL KYLE T/WARD CARRIE E
85425 BROOKE STREET
YULEE, FL 32097

2024

42-2N-27-4613-0012-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

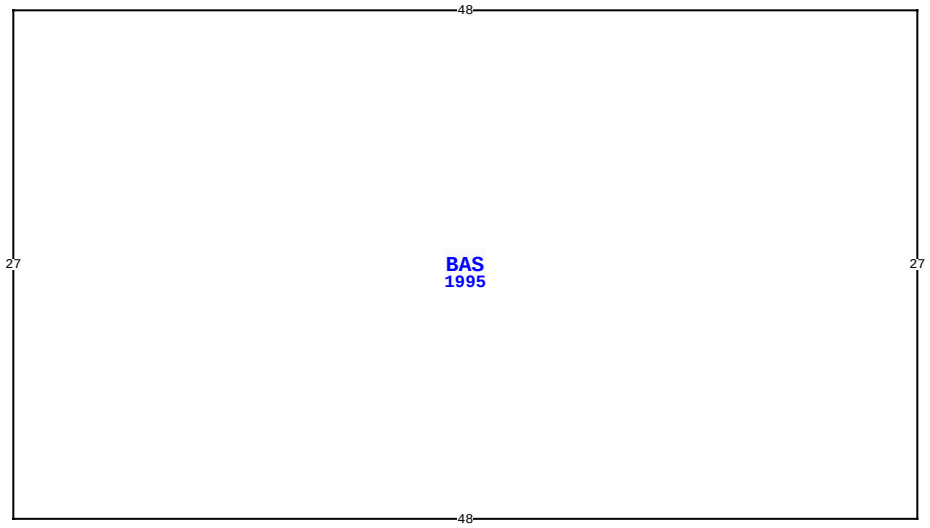
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	34,292
TOTALS	1,296		1,296	34,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.6000	88.20	114,307	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2021 Heated Area: 1296 HX Base Yr 2021



85425 BROOKE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		34,292
TOTAL MARKET OB/XF VALUE		8,522
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		122,814
SOH/AGL Deduction		24,842
ASSESSED VALUE		97,972
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,972
TOTAL JUST VALUE		122,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805169	NEW CONSTR	14,400	08/04/1998
95-856	MH MOVE-ON	0	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2343/1034	1/27/2020	WD	U	I	11	100
GRANTOR: WARD CARRIE ELAINE F/						
GRANTEE: WESTFALL KYLE T & C						
0726/1348	3/30/1995	WD	Q	V		16,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: WESTFALL CARRIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S27 E48 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	1998	1998	3	20	384	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1999	1999	3	27	5,443	

LAND DESCRIPTION

TOTAL OB/XF 8,522

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS