

BLOCK 12 LOT 9 R434013
IN OR 586 PG 461
YULEE WOODS #3 PB 5/239

LESTER MICHAEL S
85285 BROOKE ST
YULEE, FL 32097

2024

42-2N-27-4613-0012-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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	2 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	02	Quality Level 02
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	1,064	100	1,064	15,264
UOP	80	25	20	287
UOP	150	25	38	545

TOTALS	1,294	1,122	16,096
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0351	CARPORT MT	0 100	12	36	432.00	SF	10.00	
2	0351	CARPORT MT	0 100	12	36	432.00	SF	10.00	
3	0510	GARAGE WD-	0 100	36	30	1,080.00	SF	35.00	
4	0811	CONCRETE B	0 100	20	22	440.00	SF	5.20	
5	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	
6	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00

REVIEW DATE	10/29/2019	BY	KKA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,122	68.3200	47.82	53,654	1990	1990	0	0	0 70.00	30.00	
1 M/H 93- - 100% - 0 Heated Area: 1064 HX Base Yr												
85285 BROOKE ST, YULEE												

BLD DATE	10/29/2019	KKA	LGL DATE	
XF DATE			LAND DATE	10/29/2019
INC DATE			AG DATE	KKA

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	0351	CARPORT MT	0 100	12	36	432.00	SF	10.00	10.00	100	2014	2014	3	65	2,808	
2	0351	CARPORT MT	0 100	12	36	432.00	SF	10.00	10.00	100	2014	2014	3	65	2,808	
3	0510	GARAGE WD-	0 100	36	30	1,080.00	SF	35.00	35.00	100	2014	2014	3	75	28,350	
4	0811	CONCRETE B	0 100	20	22	440.00	SF	5.20	5.20	100	2014	2014	3	95	2,174	
5	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	2016	2016	3	74	6,394	
6	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	2017	2017	3	78	6,739	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00

REVIEW DATE	10/29/2019	BY	KKA
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	16,096		
TOTAL MARKET OB/XF VALUE	49,273		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	145,369		
SOH/AGL Deduction	91,716		
ASSESSED VALUE	53,653		
TOTAL EXEMPTION VALUE	HX HB 28,653		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	145,369		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	146,478		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428894	CARPORT	62,446	06/01/2014
8024	MH MOVE-ON	12,953	01/16/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0586/0461	12/18/1989	WD	Q	V		15,000	
GRANTOR: SHEFFIELD WM ET AL							
GRANTEE: LESTER MICHAEL S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W48UOP=[YR=2014] N10 W8 S10 E8 \$ W28 S14 E45									
UOP=[YR=2014] S10 E15 N10 W15 \$ E31 N14\$.									