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

MCCLURE CYNTHIA L/E/
85199 BROOKE STREET
YULEE, FL 32097

2024

42-2N-27-4613-0012-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

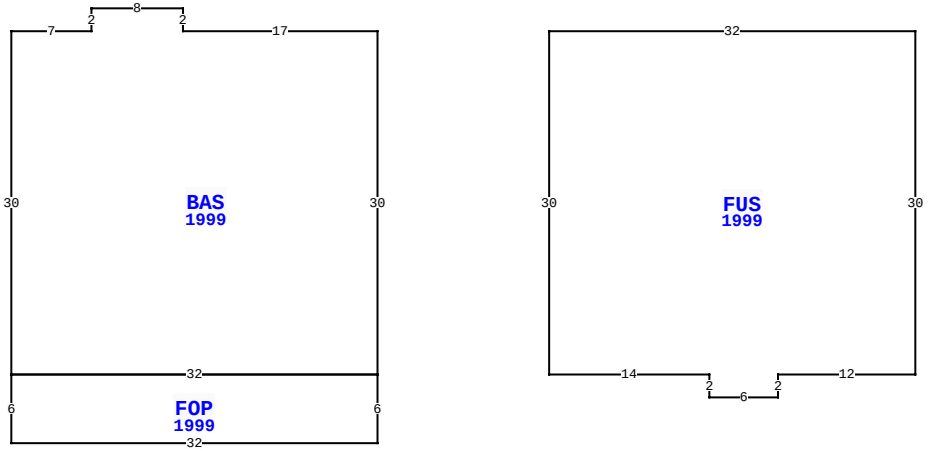
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	976	85,917
FOP	192	30	58	5,106
FUS	972	100	972	85,565
TOTALS	2,140		2,006	176,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,006	105.0000	99.75	200,098	1999	1999	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 0 Heated Area: 1948 HX Base Yr



85199 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		190,217
TOTAL MARKET OB/XF VALUE		3,404
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		273,621
SOH/AGL Deduction		133,288
ASSESSED VALUE		140,333
TOTAL EXEMPTION VALUE	HX HB SX WX	105,000
BASE TAXABLE VALUE		35,333
TOTAL JUST VALUE		273,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004531	STEEL BLDG	40,572	07/12/2020
E985231	CHNGE SRVC	0	09/01/1998
R980916	REPAIR/RRF	0	08/04/1998
B9804875	NEW CONSTR	81,414	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/0624	6/22/2022	LE	U	I	11	100
GRANTOR: MCCLURE CYNTHIA FKA C						
GRANTEE: PEPERA MELISA & JEA						
0930/1676	5/03/2000	QC	U	I	01	45,000
GRANTOR: MCCLURE DAVID M						
GRANTEE: BENNETT CYNTHIA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W17 N2 W8 S2 W7 S30 FOP=[YR=1999] S6 E32 N6 W32$ E32 N30 $ PTR=E15 FUS=[YR=1999] E32 S30 W12 S2 W6 N2 W14 N30$ W15$.

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	0810	CONCRETE A	0	100	0	0	70.00	SF	6.50	6.50	100	1998	1998	3	75	341	
2	0810	CONCRETE A	0	100	0	0	476.00	SF	6.50	6.50	100	2020	2020	3	99	3,063	

LAND DESCRIPTION

TOTAL OB/XF 3,404

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	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/01/2020 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	29	NONE 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

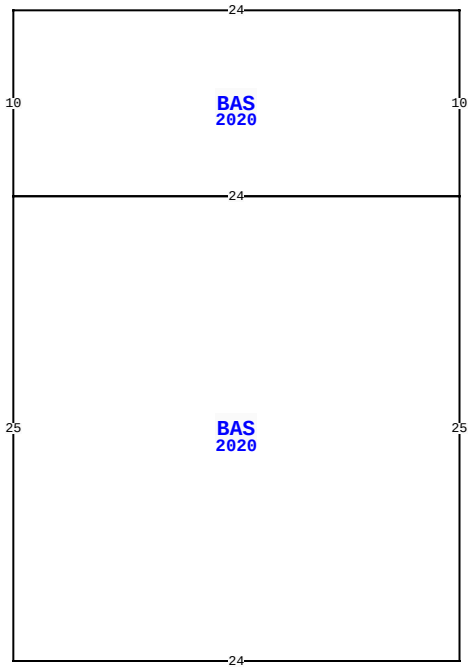
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	3,895
BAS	600	100	600	9,737
TOTALS	840		840	13,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	47.7950	16.73	14,053	2020	2020	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 0 Heated Area: 840 HX Base Yr



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0930/1676	5/03/2000	QC	U	I	01	45,000
GRANTOR: MCCLURE DAVID M						
GRANTEE: BENNETT CYNTHIA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S10 BAS=[YR=2020] S25 E24 N25 W24$ E24 N10$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/01/2020 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS