BLOCK 12 LOT 16
IN OR 1692/1695
2001 CLAS DW/MH

HUTCHERSON AARON R
85111 BROOKE ST
YULEE, FL 32097

2024

42-2N-27-4613-0012-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

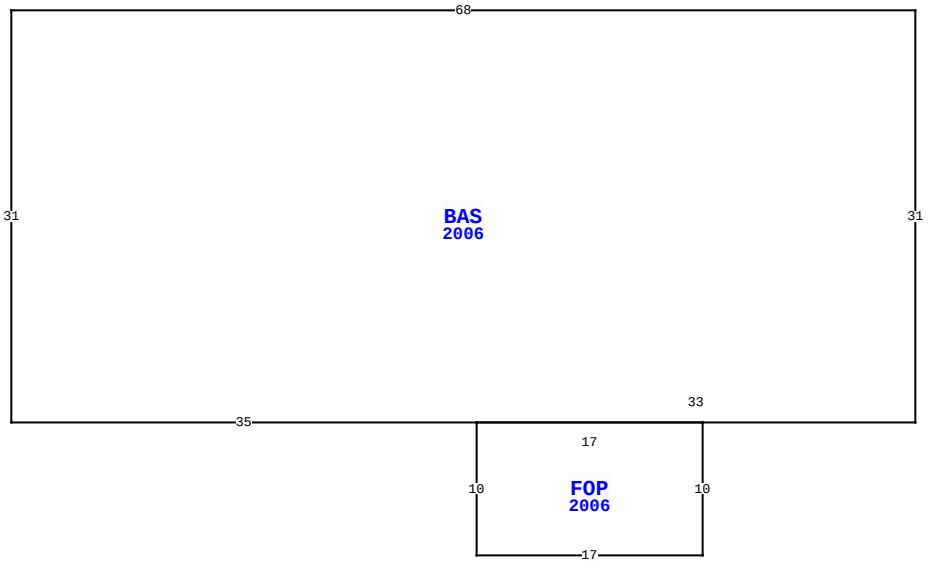
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	2,108	100	2,108	88,941
FOP	170	30	51	2,152
TOTALS	2,278		2,159	91,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,159	117.2000	87.90	189,776	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 2108 HX Base Yr



85089 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	91,092
TOTAL MARKET OB/XF VALUE	6,698
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	177,790
SOH/AGL Deduction	20,163
ASSESSED VALUE	157,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,627
TOTAL JUST VALUE	177,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26444	ADDITION	12,430	09/03/2012
C4765	CO ISSUED	0	02/01/2007
MH4765	MH MOVE-ON	0	02/01/2007
M12439	MECH OTHER	0	02/01/2007
E17064	ELEC OTHER	0	04/01/2006
P10948	OTHER	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1692/1695	7/22/2010	WD	U	I	11	80,000
GRANTOR: DAVIS LARRY & ELIZABE						
GRANTEE: HUTCHERSON AARON R						
1682/0376	6/09/2010	WD	U	I	12	100
GRANTOR: COMPTON BRENDA L						
GRANTEE: DAVIS LARRY & ELIZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W68 S31 E35 FOP=[YR=2006] S10 E17 N10 W17$ E33 N31$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	1242	WD DECK A	0	0	12	6	72.00	SF	10.00	10.00	100	2006	2006	3	27	194	
3	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	2006	2006	3	27	97	
4	0351	CARPORT MT	0	0	24	26	624.00	SF	10.00	10.00	100	2012	2012	3	55	3,432	

LAND DESCRIPTION

TOTAL OB/XF 6,698

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	0		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