IN OR 256 PG 43
EX 1-28

BATTEN VIRGINIA B
87065 BROOKER ROAD
YULEE, FL 32097

2025

39-3N-27-0000-0001-0040

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	08	SHT VINYL 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

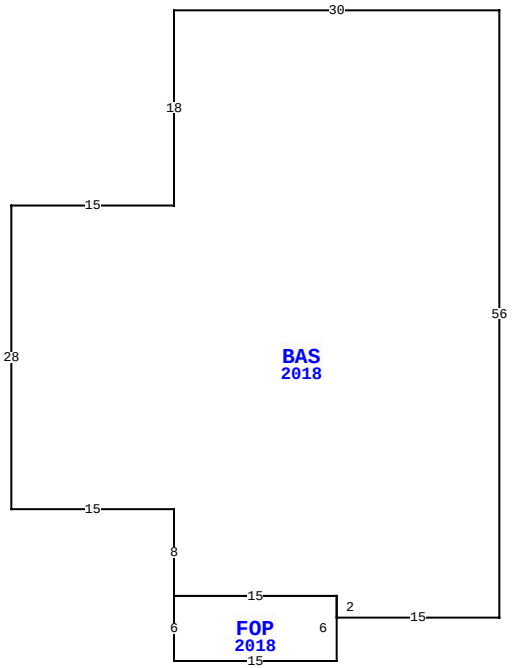
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2018	2,070	183,692
FOP	90	30	2018	27	2,396
TOTALS	2,160			2,097	186,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,097	116.0000	98.60	206,764	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 1978 Heated Area: 2070 HX Base Yr 1978



87065 BROOKER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,088
TOTAL MARKET OB/XF VALUE		2,041
TOTAL LAND VALUE - MARKET		179,265
TOTAL MARKET VALUE		367,394
SOH/AGL Deduction		200,845
ASSESSED VALUE		166,549
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		110,827
TOTAL JUST VALUE		367,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006701	CO ISSUED	0	06/28/2018
MH982237	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0256/0043	12/01/1977	WD	U	I		31,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S18 W15 S28 E15 S8 FOP=[YR=2018] S6 E15 N6 W15$ E15 S2 E15 N56$.

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	0681	POLE SHED	0	100	28	18	504.00	SF	15.00	15.00	100	2000	2000	3	27	2,041	

LAND DESCRIPTION

TOTAL OB/XF 2,041

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	RES	100		OR	0.00	0.00	2.22	AC		1.00	1.00	0.95	85,000.00	80,750.00	179,265							

REVIEW DATE 04/04/2019 BY TW Total Acres: 2.22 Total Land Value: 179,265 Market: 0 Agricultural: 0 Common: 179,265 PRINTED 07/30/2025 BY SYS