IN OR 2776/259
EX 1-31

DYAL LESLIE IRREVOCABLE HOMESTEAD TRUST/DYAL LESLI
87115 BROOKER RD
YULEE, FL 32097

2025

39-3N-27-0000-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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		1 100
Quality	04	Quality Level 04

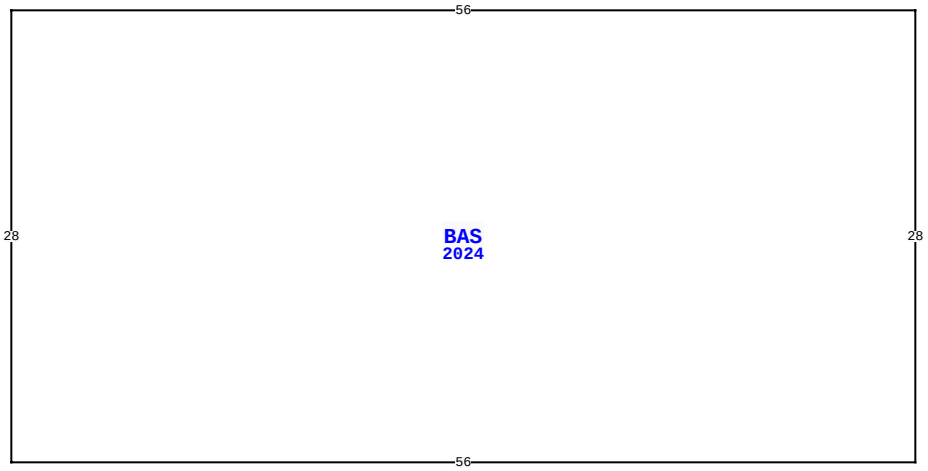
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2024	1,568	168,364
TOTALS	1,568			1,568	168,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	127.6000	108.46	170,065	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2024 Heated Area: 1568 HX Base Yr 2024



87115 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		168,364
TOTAL MARKET OB/XF VALUE		10,650
TOTAL LAND VALUE - MARKET		357,000
TOTAL MARKET VALUE		536,014
SOH/AGL Deduction		80,833
ASSESSED VALUE		455,181
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		404,459
TOTAL JUST VALUE		536,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,557

RP: 152553805 & 152553867
DW/MH VIN: WHC030189GA(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250005482	POOL RESI	54,000	05/20/2025
B250004500	INSTALL 40X60 STE	206,544	04/28/2025
230011366	CO ISSUED		09/07/2023
230010291	CLAY 28X56		08/10/2023
230008100	30X30 CARPORT	29,916	06/23/2023
B1428463	DEMOLITION	0	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2776/259	3/21/2024	WD	U	I	11	100
GRANTOR: DYAL LESLIE						
GRANTEE: DYAL LESLIE IRREVOC						
2638/1326	5/11/2023	WD	Q	I	03	419,000
GRANTOR: COVER ALAN B						
GRANTEE: DYAL LESLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E56 S28 W56 N28 $
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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	0200	BARN WD 0-	0	100	20	20	400.00	SF	20.00	20.00	100	1997	1997	3	24	1,920	
2	0351	CARPORT MT	0	100	30	30	900.00	SF	10.00	10.00	100	2024	2023		97	8,730	

LAND DESCRIPTION

TOTAL OB/XF 10,650

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	7.00	AC		1.00	1.00	0.60	85,000.00	51,000.00	357,000							

REVIEW DATE 05/29/2025 BY KW Total Acres: 7.00 Total Land Value: 357,000 Market: 0 Agricultural: 0 Common: 357,000 PRINTED 07/30/2025 BY SYS