IN OR 2742/1844
EX 1-29 1-32 1-33 & 1-34
ESMTS 529/736 & OR 522/372

PATTEN ANDREA
302 S 15TH ST
FERNANDINA BEACH, FL 32034

2025

39-3N-27-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

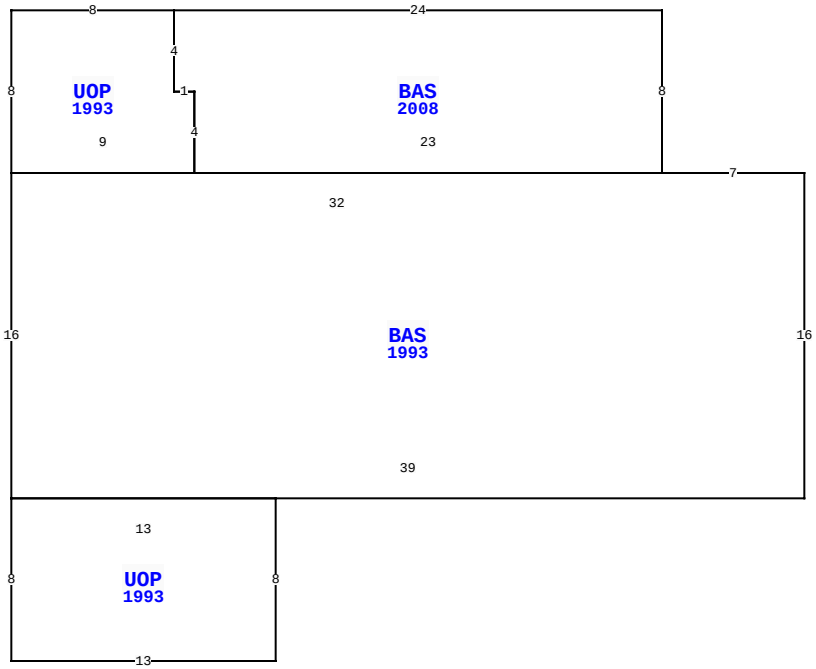
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	20,541
BAS	188	100	2008	188	6,188
UOP	68	20	1993	14	461
UOP	104	20	1993	21	691
TOTALS	984			847	27,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0100	01	847	99.0000	99.00	83,853	1975	1975	0	0	30	36.75	33.25

1 SINGLE FAM – 0% - 2025 Heated Area: 812 HX Base Yr



87180 BROOKER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	27,881
TOTAL MARKET OB/XF VALUE	10,338
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	165,719
SOH/AGL Deduction	0
ASSESSED VALUE	165,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,719
TOTAL JUST VALUE	165,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029550	ADDITION	13,500	05/01/2002
P014826	NEW CONSTR	0	07/01/2001
BL47374	NEW CONSTR	50,000	08/01/2000
971672	MH MOVE-ON	0	03/01/1997
7217	MH MOVE-ON	16,390	04/11/1988
4196	NEW CONSTR	24,890	06/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2742/1844	10/11/2024	WD	Q	I	01	175,000
GRANTOR: BROOKER JAMES L & DAN						
GRANTEE: PATTEN ANDREA						
2316/1957	11/04/2019	DG	U	I	11	100
GRANTOR: BROOKER JAMES DAVID						
GRANTEE: BROOKER JAMES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 BAS=[YR=2008] N8 W24 UOP=[YR=1993] W8 S8 E9 N4 W1 N4$ S4 E1 S4 E23$ W32 S16 UOP=[YR=1993] S8 E13 N8 W13$ E39 N16$.

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	0	41	69	2,669.00	SF	15.00	15.00	100	1970	1970	3	20	8,007	
2	0681	POLE SHED	0	0	22	21	462.00	SF	15.00	15.00	100	1970	1970	3	20	1,386	
3	0940	SHEDS/PORT	0	0	15	10	150.00	SF	30.00	30.00	100	2004	2004	3	21	945	

LAND DESCRIPTION

TOTAL OB/XF 10,338

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	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	85,000.00	85,000.00	127,500							

REVIEW DATE 05/29/2025 BY KW Total Acres: 1.50 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS