IN OR 2494/606
ESMT OR 1847/1711
2013 CMHM SW/MH

CHAVERS JAMES T & GAIL D L/E/
87203 BROOKER ROAD
YULEE, FL 32097

2025

39-3N-27-0000-0001-0090

BUILDING CHARACTERISTICS

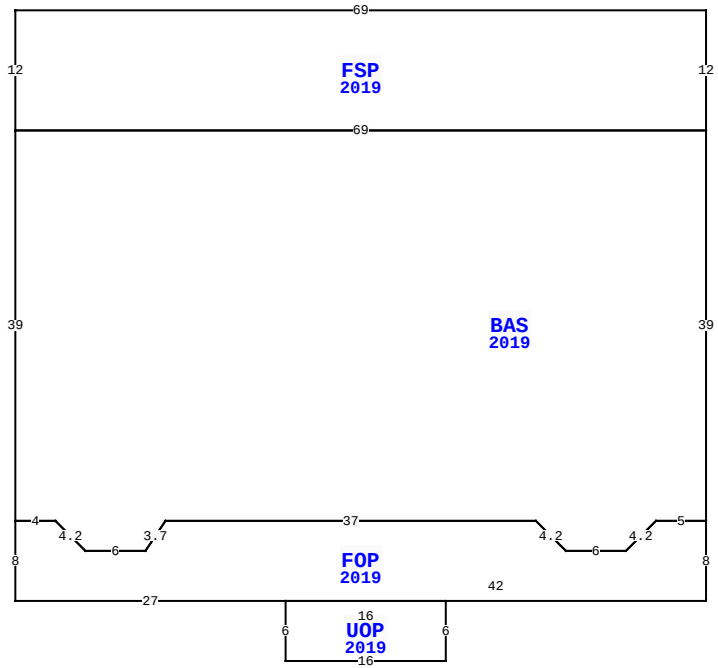
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,744	100	2019	2,744	430,873
FOP	500	30	2019	150	23,554
FSP	828	40	2019	331	51,975
UOP	96	20	2019	19	2,984
TOTALS	4,168			3,244	509,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,244	122.0058	161.05	522,446	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 2744 HX Base Yr 2018



87203 BROOKER RD, YULEE

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

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	20	20	400.00	SF	6.50	6.50	100	2019	2019	3	97	2,522	
2	0810	CONCRETE A	0	100	0	0	272.00	SF	6.50	6.50	100	2019	2019	3	97	1,715	
3	0810	CONCRETE A	0	100	0	0	174.00	SF	6.50	6.50	100	2019	2019	3	97	1,097	
4	0351	CARPORT MT	0	100	20	30	600.00	SF	6.30	6.30	100	2013	2013	3	55	2,079	
5	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2014	2014	3	94	220	
6	0810	CONCRETE A	0	100	0	0	12.00	SF	6.50	6.50	100	2014	2014	3	94	73	
7	0810	CONCRETE A	0	100	0	0	9.00	SF	6.50	6.50	100	2014	2014	3	94	55	
8	0510	GARAGE WD-	0	100	22	25	550.00	SF	35.00	35.00	100	2018	2018	3	84	16,170	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		650,667
TOTAL MARKET OB/XF VALUE		23,931
TOTAL LAND VALUE - MARKET		388,408
TOTAL MARKET VALUE		1,063,006
SOH/AGL Deduction		475,587
ASSESSED VALUE		587,419
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		536,697
TOTAL JUST VALUE		1,063,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,005,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008674	CO ISSUED	0	08/14/2019
18006735	REPAIR/RRF	15,000	06/29/2018
B1800871	NEW CONSTR	337,430	01/25/2018
17003571	STEEL GARAGE	0	01/01/2017
B1428862	GARAGE	64,570	06/01/2014
MH135477	CO ISSUED	0	06/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/0606	9/02/2021	LE	U	I	11	100
GRANTOR: CHAVERS JAMES T & GAI						
GRANTEE: GRAY SOMER C						
1745/0795	6/29/2011	WD	Q	V	02	130,000
GRANTOR: SANCHEZ ARTHUR M & BA						
GRANTEE: CHAVERS JAMES T & G						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W69 S12 BAS=[YR=2019] S39 FOP=[YR=2019] S8 E27 UOP=[YR=2019] S6 E16 N6 W16$ E42 N8 W5 D3 L3 W6 L3 U3 W37 D3 L2 W6 L3 U3 W4$ E4 D3 R3 E6 R2 U3 E37 D3 R3 E6 R3 U3 E5 N39 W69$ E69 N12$.

LAND DESCRIPTION

TOTAL OB/XF 23,931

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	0005	OR	0.00	0.00	7.03	AC		1.00	1.00	0.65	85,000.00	55,250.00	388,408							

REVIEW DATE 04/19/2024 BY KWA Total Acres: 7.03 Total Land Value: 388,408 Market: 0 Agricultural: 0 Common: 388,408 PRINTED 07/30/2025 BY SYS

IN OR 2494/606
ESMT OR 1847/1711
2013 CMHM SW/MH

CHAVERS JAMES T & GAIL D L/E/
87203 BROOKER ROAD
YULEE, FL 32097

2025

39-3N-27-0000-0001-0090

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

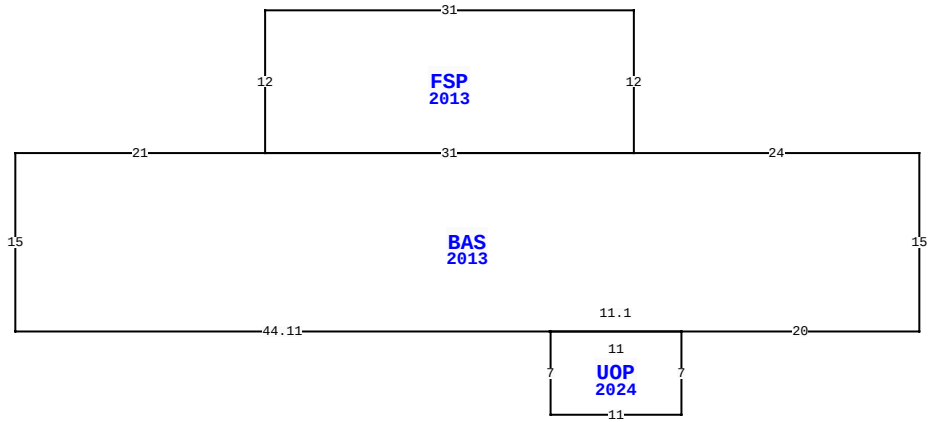
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2013	1,140	84,316
FSP	372	60	2013	223	16,493
UOP	77	25	2024	19	1,406
TOTALS	1,589			1,382	102,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,382	124.3000	105.66	146,022	2013	2013	0	0	0	30.00	70.00

2 M/H 94+ – 100% - 2018 Heated Area: 1140 HX Base Yr 2018



87203 BROOKER RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		650,667
TOTAL MARKET OB/XF VALUE		23,931
TOTAL LAND VALUE - MARKET		388,408
TOTAL MARKET VALUE		1,063,006
SOH/AGL Deduction		475,587
ASSESSED VALUE		587,419
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		536,697
TOTAL JUST VALUE		1,063,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,005,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1316567	NEW CONSTR	0	05/01/2013
MN135477	MH MOVE-ON	0	05/01/2013
1326224	SVC	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0606	9/02/2021	LE	U	I	11	100
GRANTOR: CHAVERS JAMES T & GAI						
GRANTEE: GRAY SOMER C						
1745/0795	6/29/2011	WD	Q	V	02	130,000
GRANTOR: SANCHEZ ARTHUR M & BA						
GRANTEE: CHAVERS JAMES T & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W24 W31 W21 S15 U0R44.11 E11.1 D0R20 N15 $
FSP=[YR=2013;ORIG=-24,0] N12 W31 S12 E31 $
UOP=[YR=2024;ORIG=-31,15] E11 S7 W11 N7 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/19/2024 BY KWA Total Acres: 7.03 Total Land Value: 388,408 Market: 0 Agricultural: 0 Common: 388,408 PRINTED 07/30/2025 BY SYS

IN OR 2494/606
ESMT OR 1847/1711
2013 CMHM SW/MH

CHAVERS JAMES T & GAIL D L/E/
87203 BROOKER ROAD
YULEE, FL 32097

2025

39-3N-27-0000-0001-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

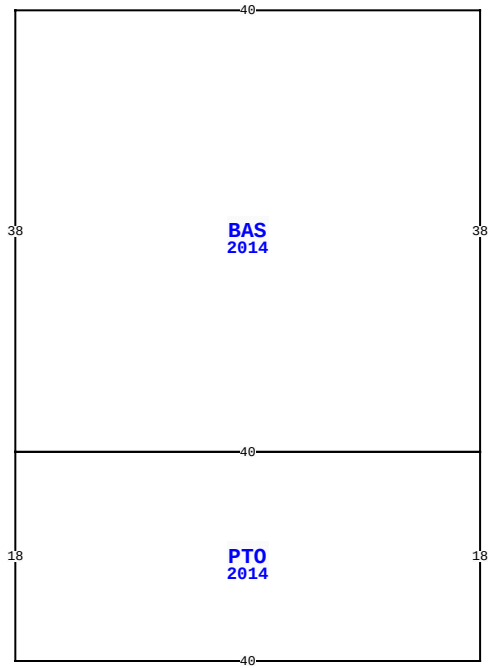
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	2014	1,520	38,162
PTO	720	5	2014	36	904
TOTALS	2,240			1,556	39,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,556	76.2450	28.21	43,895	2014	2014	0	0	0	11.00	89.00

3 GARAGE RES – 100% - 2018 Heated Area: 1520 HX Base Yr 2018



87203 BROOKER RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		650,667
TOTAL MARKET OB/XF VALUE		23,931
TOTAL LAND VALUE - MARKET		388,408
TOTAL MARKET VALUE		1,063,006
SOH/AGL Deduction		475,587
ASSESSED VALUE		587,419
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		536,697
TOTAL JUST VALUE		1,063,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,005,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/0606	9/02/2021	LE	U	I	11	100
GRANTOR: CHAVERS JAMES T & GAI						
GRANTEE: GRAY SOMER C						
1745/0795	6/29/2011	WD	Q	V	02	130,000
GRANTOR: SANCHEZ ARTHUR M & BA						
GRANTEE: CHAVERS JAMES T & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W40 S38 PTO=[YR=2014] S18 E40 N18 W40$ E40 N38$.

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 04/19/2024 BY KWA Total Acres: 7.03 Total Land Value: 388,408 Market: 0 Agricultural: 0 Common: 388,408 PRINTED 07/30/2025 BY SYS