IN OR 2800/114
ESMT OR 1391/784

CHAVERS LISA A BATTEN
87031 BROOKER ROAD
YULEE, FL 32097

2025

39-3N-27-0000-0001-0280

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

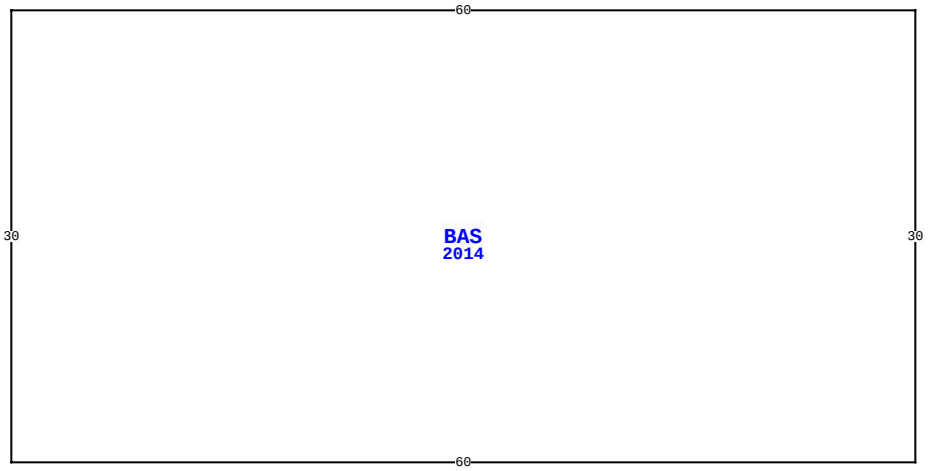
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2014	1,800	189,743
TOTALS	1,800			1,800	189,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,800	122.6400	110.38	198,684	2014	2014	0	0	0	4.50	95.50

2 SFR MODULR – 100% - 2000 Heated Area: 1800 HX Base Yr 2000



87031 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		189,743
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		86,700
TOTAL MARKET VALUE		279,243
SOH/AGL Deduction		152,492
ASSESSED VALUE		126,751
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,029
TOTAL JUST VALUE		279,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328100	CO ISSUED	0	01/23/2014
N1319063	H/AC	0	12/01/2013
P1317050	NEW CONSTR	0	12/01/2013
E1327058	NEW CONSTR	0	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/114	6/27/2025	QC	U	I	11	100
GRANTOR: CHAVERS JAY						
GRANTEE: CHAVERS LISA A BATT						
0841/1572	7/21/1998	WD	Q	V	01	40,000
GRANTOR: BATTEN DONALD & VIRGI						
GRANTEE: CHAVERS JAY & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W60 S30 E60 N30$.

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	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2014	2014	3	60	1,200	
2	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2000	2000	3	20	1,600	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	1.02	AC		1.00	1.00	1.00	85,000.00	85,000.00	86,700							

REVIEW DATE 03/22/2019 BY SBA Total Acres: 1.02 Total Land Value: 86,700 Market: 0 Agricultural: 0 Common: 86,700 PRINTED 07/30/2025 BY SYS