IN OR 2401/1740
ESMT OR 1381/329

BROOKER CONSTANCE R L/E/
87172 GANNETT AVE
YULEE, FL 32097

2025

39-3N-27-0000-0001-0290

BUILDING CHARACTERISTICS

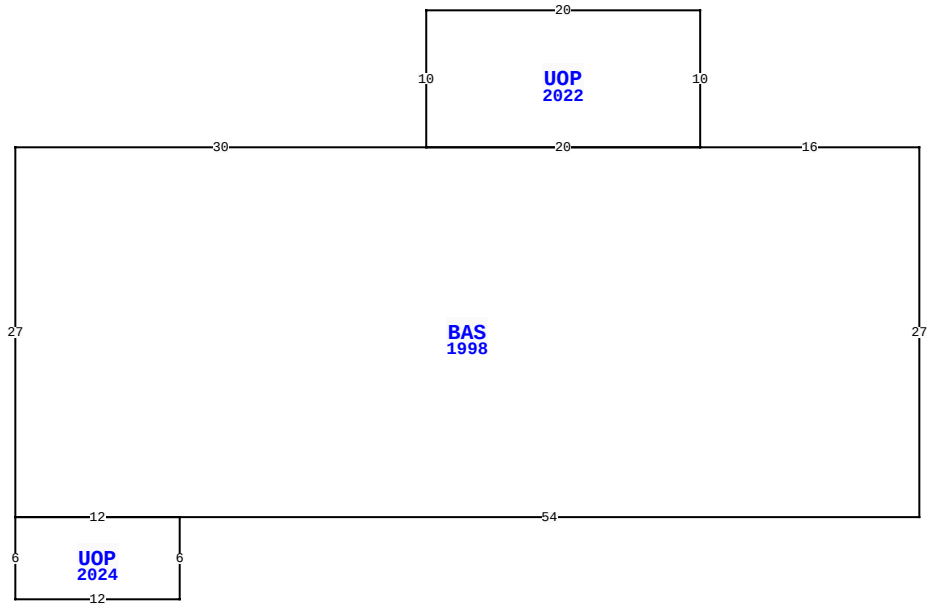
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,782	100	1998	1,782	86,120
UOP	200	25	2022	50	2,416
UOP	72	25	2024	18	870
TOTALS	2,054			1,850	89,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,850	123.6000	105.06	194,361	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 1999 Heated Area: 1782 HX Base Yr 1999



87172 GANNETT AVE, 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		89,406
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		168,426
SOH/AGL Deduction		99,911
ASSESSED VALUE		68,515
TOTAL EXEMPTION VALUE	HX HB	43,515
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		168,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,910

DW/MH/ID: N15777(A/B) TITLE: 69655263 & 69655264 R

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2401/1740	10/20/2020	LE	U	I	11	100
GRANTOR: BROOKER CONSTANCE R						
GRANTEE: WATERS REGINALD D J						
1120/0743	3/11/2003	WD	U	I	07	100
GRANTOR: BROOKER JAMES D & CON						
GRANTEE: BROOKER CONSTANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W16 W20 W30 S27 E12 E54 N27 $
UOP=[YR=2022;ORIG=-36,-10] S10 E20 N10 W20 $
UOP=[YR=2024;ORIG=-66,27] E12 S6 W12 N6 $
.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1980	1980	3	20	864	
2	0681	POLE SHED	0	100	20	24	480.00	SF	15.00	15.00	100	1996	1996	3	23	1,656	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	1.00	AC		1.00	1.00	0.90	85,000.00	76,500.00	76,500							

REVIEW DATE 08/31/2022 BY NWA Total Acres: 1.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/30/2025 BY SYS