

BLOCK 8 LOT 14
IN OR 625/564
YULEE WOODS #3 PB 5/239

RITZ NORMAN L & BRENDA J
85488 BROOKE STREET
YULEE, FL 32097

2025

42-2N-27-4613-0008-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	969	100	1993	969	83,699
BAS	280	100	2013	280	24,186
FOP	140	30	1993	42	3,628
FST	168	55	1993	92	7,947
FUS	816	100	1993	816	70,484

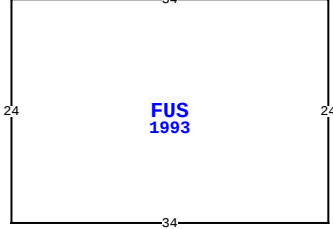
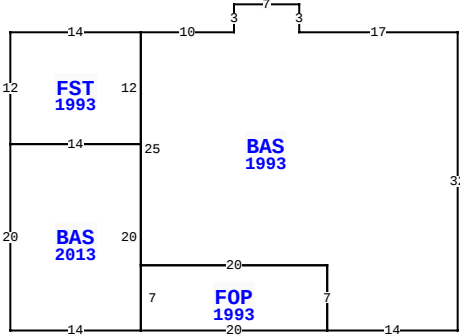
TOTALS	2,373			2,199	189,943
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,673.00	SF	4.00	4.00	
2	0845	KOOL DECK	0	100	0	0	922.00	SF	7.25	7.25	
3	0861	POOL GUNIT	0	100	12	26	312.00	SF	85.00	85.00	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	
5	0752	USP	0	100	12	22	264.00	SF	15.00	15.00	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE 08/25/2020 BY NWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,199	101.9200	101.92	224,122	1992	1992	0	0	0 15.25	84.75
1 SINGLE FAM - 100% - 0 Heated Area: 2065 HX Base Yr											



85488 BROOKE ST, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/09/2025 MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										189,943	
TOTAL MARKET OB/XF VALUE										26,075	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										301,018	
SOH/AGL Deduction										139,125	
ASSESSED VALUE										161,893	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										111,171	
TOTAL JUST VALUE										301,018	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										288,193	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530048	SCRNROOM	6,692	02/01/2015
P1417679	REMODEL	0	09/01/2014
93-0268	SWIM POOL	12,000	05/01/1993
7273	NEW CONSTR	68,800	06/03/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0625/0564	5/03/1991	WD	Q	V		18,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: RITZ NORMAN & B						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 N3 W7 S3 W10 FST=[YR=1993] W14 S12											
BAS=[YR=2013] S20 E14 FOP=[YR=1993] E20 N7 W20S7\$ N20 W14\$											
E14 N12\$ S25 E20 S7 E14 N32\$ PTR= E15 FUS=[YR=1993] E34 S24											
W34 N24\$ W15\$.											

TOTAL OB/XF											
26,075											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	

Market: 0 Agricultural: 0 Common: 85,000

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