BLOCK 10 LOT 12
IN OR 819 PG 101
YULEE WOODS #3 PB 5/239

THORNTON HENRY H JR & TONYA B
85232 BROOKE STR
YULEE, FL 32097

2025

42-2N-27-4613-0010-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

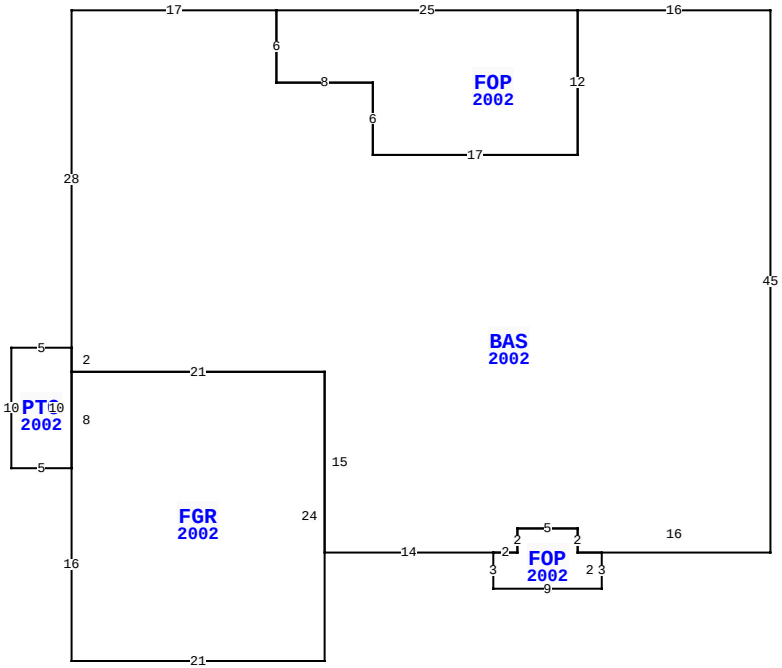
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,033	100	2002	2,033	189,481
FGR	504	55	2002	277	25,817
FOP	37	30	2002	11	1,025
FOP	252	30	2002	76	7,083
PTO	50	5	2002	2	186
TOTALS	2,876			2,399	223,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,399	111.6220	111.62	267,776	2002	2002	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2004 Heated Area: 2033 HX Base Yr 2004



85232 BROOKE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,125
TOTAL MARKET OB/XF VALUE		29,614
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		378,739
SOH/AGL Deduction		162,074
ASSESSED VALUE		216,665
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,943
TOTAL JUST VALUE		378,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013362	REPAIR/RRF	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0819/0101	1/07/1998	WD	Q	V		21,000
GRANTOR: IRELAND HAROLD & KELL						
GRANTEE: THORNTON HENRY JR &						
0734/0697	7/20/1995	QC	Q	V	06	5,400
GRANTOR: BRAMEL JOHN W JR						
GRANTEE: IRELAND & TERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 FOP=[YR=2002] W25 S6 E8 S6 E17 N12$ S12 W17 N6 W8 N6 W17 S28 PTO=[YR=2002] W5 S10 E5 FGR=[YR=2002] S16 E21 N24 W21 S8$ N10$ S2 E21 S15 E14 FOP=[YR=2002] S3 E9 N3 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E16 N45$.

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	0	0	464.00	SF	6.50	6.50	100	2002	2002	3	80	2,413	
2	0861	POOL GUNIT	0	100	0	0	398.00	SF	85.00	85.00	100	2008	2008	3	48	16,238	
3	0811	CONCRETE B	0	100	0	0	902.00	SF	5.20	5.20	100	2008	2008	3	88	4,128	
4	0477	VF 4 SLAT	0	100	0	0	90.00	LF	14.00	14.00	100	2008	2008	3	72	907	
5	0810	CONCRETE A	0	100	60	16	960.00	SF	6.50	6.50	100	2015	2015	3	95	5,928	

LAND DESCRIPTION

TOTAL OB/XF 29,614

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	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/21/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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IN OR 819 PG 101
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YULEE, FL 32097

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42-2N-27-4613-0010-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

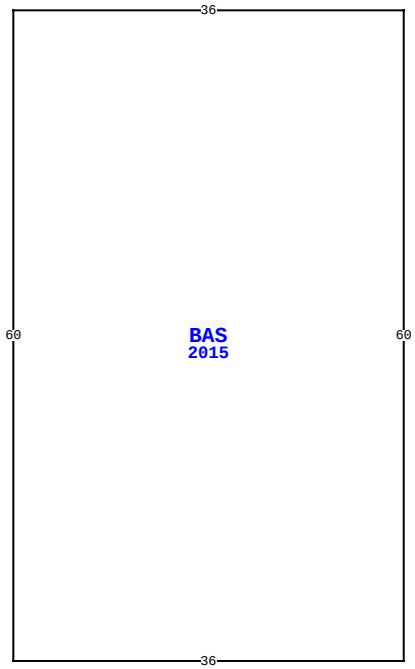
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2015	2,160	40,532
TOTALS	2,160			2,160	40,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,160	56.3500	20.85	45,036	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2004 Heated Area: 2160 HX Base Yr 2004



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0734/0697	7/20/1995	QC	Q	V	06	5,400
GRANTOR: BRAMEL JOHN W JR						
GRANTEE: IRELAND & TERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W36 S60 E36 N60$.

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 07/21/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS