BLOCK 10 LOT 13
YULEE WOODS #3 PB 5/239

THORNTON REBECCA B/THORNTON HENRY B ET AL
85184 BROOKE STREET
YULEE, FL 32097

2025

42-2N-27-4613-0010-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

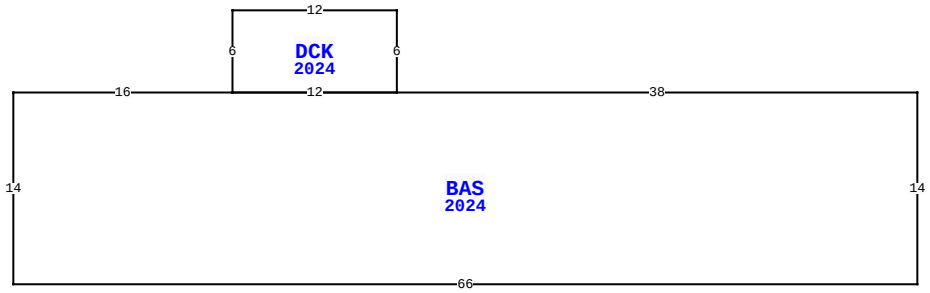
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	33,501
DCK	72	15	2024	11	399
TOTALS	996			935	33,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	935	103.0000	82.40	77,044	1992	2000	0	0	0	56.00	44.00

3 M/H 93- – 100% - 2023 Heated Area: 924 HX Base Yr 2023



85184 BROOKE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		33,899
TOTAL MARKET OB/XF VALUE		2,793
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		121,692
SOH/AGL Deduction		13,428
ASSESSED VALUE		108,264
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,542
TOTAL JUST VALUE		121,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,891

RP: R0497731 _ OWNERS : HENRY HAROLD THORNTON JR/
SW/MH VIN: GAFLM75A14024WE (HAD BEEN LOCATED ON P

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982095	MH MOVE-ON	0	05/01/1998
95-1021	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/0647	7/05/2019	WD	U	I	30	45,000
GRANTOR: DALE LINDA M THORNTON						
GRANTEE: THORNTON HENRY H &						
0815/0815	12/03/1997	WD	Q	I		27,500
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: THORNTON LINDA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E16 E12 E38 S14 W66 N14 $
DCK=[YR=2024;ORIG=66,10] E12 N6 W12 S6 $
.

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	0680	POLE SHED	0	100	21	14	294.00	SF	10.00	10.00	100	2024	2022		95	2,793	

LAND DESCRIPTION

TOTAL OB/XF 2,793

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 06/03/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS