BLOCK 12 LOT 2
R787551 & R787552
YULEE WOODS #3 PB 5 PG 239

LANG KELLIE
85483 BROOKE ST
YULEE, FL 32097

2025

42-2N-27-4613-0012-0020

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	05	Quality Level 05

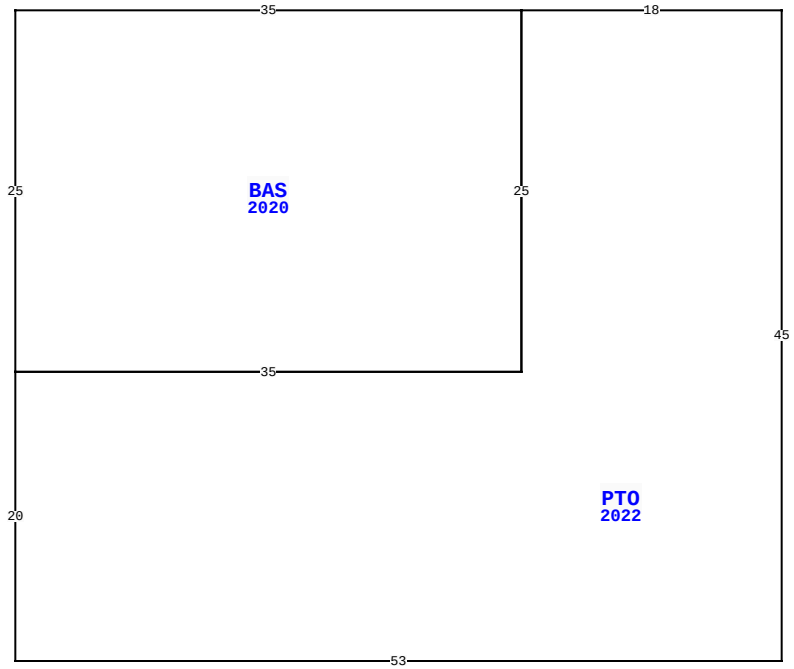
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	2020	875	18,464
PTO	1,510	5	2022	76	1,603
TOTALS	2,385			951	20,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	951	59.4000	21.98	20,903	2020	2020	0	0	0	4.00	96.00

3 GARAGE RES – 100% - 2020 Heated Area: 875 HX Base Yr 2020



85483 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		406,094
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		498,394
SOH/AGL Deduction		32,557
ASSESSED VALUE		465,837
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		415,115
TOTAL JUST VALUE		498,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010667	CO ISSUED	0	07/13/2022
21005267	NEW CONSTR	508,093	08/01/2021
20005679	ADDITION	40,572	08/31/2020
MH982190	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/1126	2/22/2021	WD	U	I	11	100
GRANTOR: SAWYER KEITH L & RHON						
GRANTEE: LANG KELLIE						
2292/0384	7/20/2019	WD	U	I	11	100
GRANTOR: SAWYER KEITH L & RHON						
GRANTEE: LANG KELLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W35 S25 PTO=[YR=2022] S20 E53 N45 W18 S25 W35$ E35 N25$.

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	0811	CONCRETE B	0	100	0	0	745.00	SF	5.20	5.20	100	2022	2022	3	99	3,835	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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 07/14/2022 BY NW 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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2025

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BUILDING CHARACTERISTICS

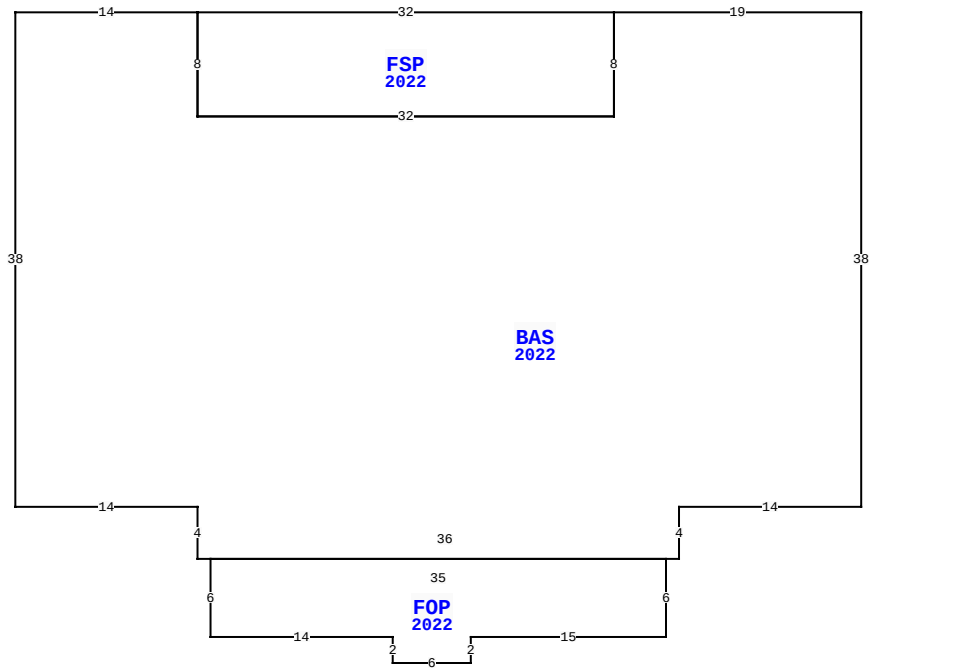
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,362	100	2022	2,362	360,250
FOP	222	30	2022	67	10,218
FSP	256	40	2022	102	15,557
TOTALS	2,840			2,531	386,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,531	97.1136	153.44	388,357	2022	2022	0	0	0	0.60	99.40

4 SFR CUST – 100% - 2020 Heated Area: 2362 HX Base Yr 2020



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NASSAU COUNTY PROPERTY

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GRANTEE: LANG KELLIE						
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GRANTOR: SAWYER KEITH L & RHON						
GRANTEE: LANG KELLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 FSP=[YR=2022] W32 S8 E32 N8$ S8 W32 N8 W14 S38 E14 S4 E1 FOP=[YR=2022] S6 E14 S2 E6 N2 E15 N6 W35$ E36 N4 E14 N38$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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