BLOCK 12 LOT 3
YULEE WOODS #3 PB 5/239

RHODES JASON AVERY & LISA CHRISTINE
85449 BROOKE ST
YULEE, FL 32097

2025

42-2N-27-4613-0012-0030

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	13	LVT/LAMNT 100
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	04	Quality Level 04

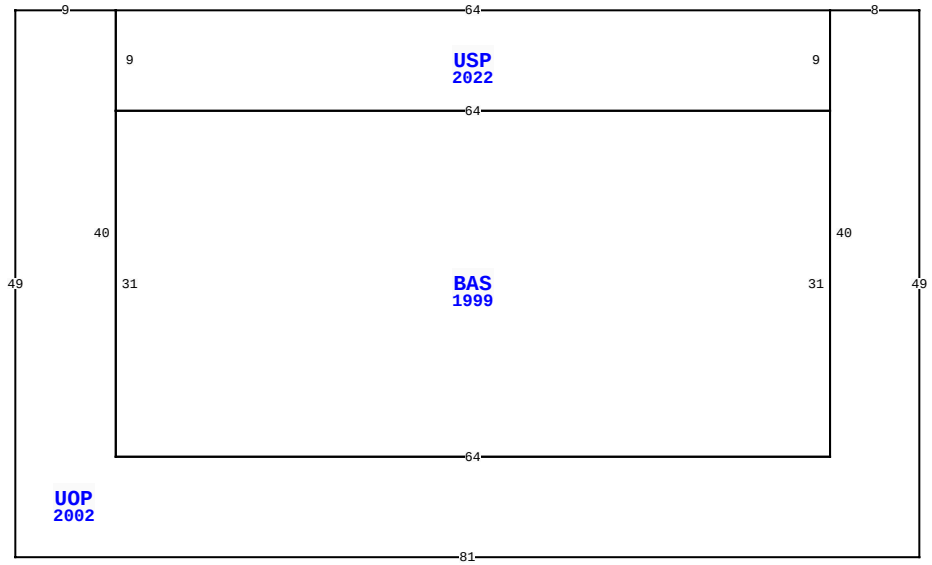
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1999	1,984	140,315
UOP	1,409	25	2002	352	24,895
USP	576	50	2022	288	20,368
TOTALS	3,969			2,624	185,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,624	134.2000	114.07	299,320	1999	2009	0	0	0	38.00	62.00

2 M/H 94+ – 100% - 2023 Heated Area: 1984 HX Base Yr



85449 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		185,578
TOTAL MARKET OB/XF VALUE		5,278
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		275,856
SOH/AGL Deduction		14,103
ASSESSED VALUE		261,753
TOTAL EXEMPTION VALUE	13	261,753
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		275,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992876	MH MOVE-ON	0	10/01/1999
95 1123	MH MOVE-ON	0	11/01/1995
94 622	MH MOVE-ON	46,609	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2537/1900	1/28/2022	WD	Q	I	01	250,000
GRANTOR: BROOKE FAMILY TRUST						
GRANTEE: RHODES JASON AVERY						
2416/0317	12/11/2020	SW	U	I	12	110,000
GRANTOR: MANUFACTURED HOUSING						
GRANTEE: BROOKE FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W64 S31 E64 N31 $ USP=[YR=2022] N9 W64
UOP=[YR=2002] W9 S49 E81 N49 W8S40 W64 N40$ S9 E64 $.

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	0350	CARPORT WD	0	100	14	12	168.00	SF	9.10	9.10	100	1998	1998	3	20	306	
2	0510	GARAGE WD-	0	100	0	0	686.00	SF	10.15	10.15	100	1994	1994	3	20	1,393	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
4	1242	WD DECK A	0	100	0	0	372.00	SF	10.00	10.00	100	2002	2002	3	20	744	

LAND DESCRIPTION

TOTAL OB/XF 5,278

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS