BLOCK 12 LOT 13 R787923
YULEE WOODS #3 PB 5/239

BOWDEN JAMES EDWARD/KELLEY DEBORAH ANN
85175 BROOKE STREET
YULEE, FL 32097

2025

42-2N-27-4613-0012-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

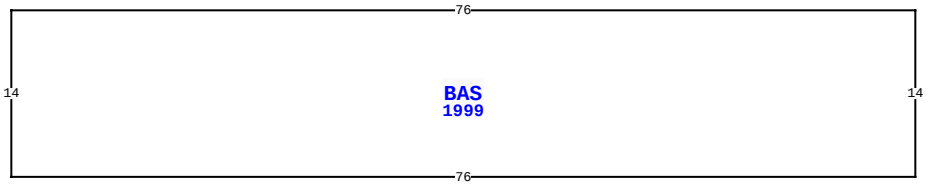
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,064	100	1999	1,064	27,630
TOTALS	1,064			1,064	27,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
0800	02	1,064	122.2000	103.87	110,518	1998	1998	0	0	15	60.00	25.00

1 M/H 94+ – 100% - 2021 Heated Area: 1064 HX Base Yr 2021



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		27,630
TOTAL MARKET OB/XF VALUE		2,320
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		114,950
SOH/AGL Deduction		28,459
ASSESSED VALUE		86,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,769
TOTAL JUST VALUE		114,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992543	MH MOVE-ON	0	02/01/1999
8142	MH MOVE-ON	13,300	04/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/1855	5/24/2019	WD	Q	I	01	65,000
GRANTOR: BERGHOEFER JOYCE L LI						
GRANTEE: BOWDEN JAMES EDWARD						
1241/0535	6/28/2004	WD	Q	I		70,000
GRANTOR: MCNAY BENJAMIN T & CA						
GRANTEE: BERGHOEFER JOYCE L						

85175 BROOKE ST, YULEE

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

BUILDING NOTES

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	1242	WD DECK A	0	100	14	7	98.00	SF	10.00	10.00	100	1996	1996	3	20	196	
2	0810	CONCRETE A	0	100	0	0	114.00	SF	6.50	6.50	100	1999	1999	3	75	556	
3	0754	FOP	0	100	8	10	80.00	SF	15.00	15.00	100	1998	1998	3	20	240	
4	0754	FOP	0	100	12	8	96.00	SF	15.00	15.00	100	1998	1998	3	20	288	
5	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	2002	2002	3	20	1,040	

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 2,320

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS