BLOCK 12 LOT 14 R674092
IN OR 718 PG 124
YULEE WOODS #3 PB 5/239

SHUMAN FRANCES K
85145 BROOKE STREET
YULEE, FL 32097

2025

42-2N-27-4613-0012-0140

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	0	0 100
Units		0 100
Quality	03	Quality Level 03

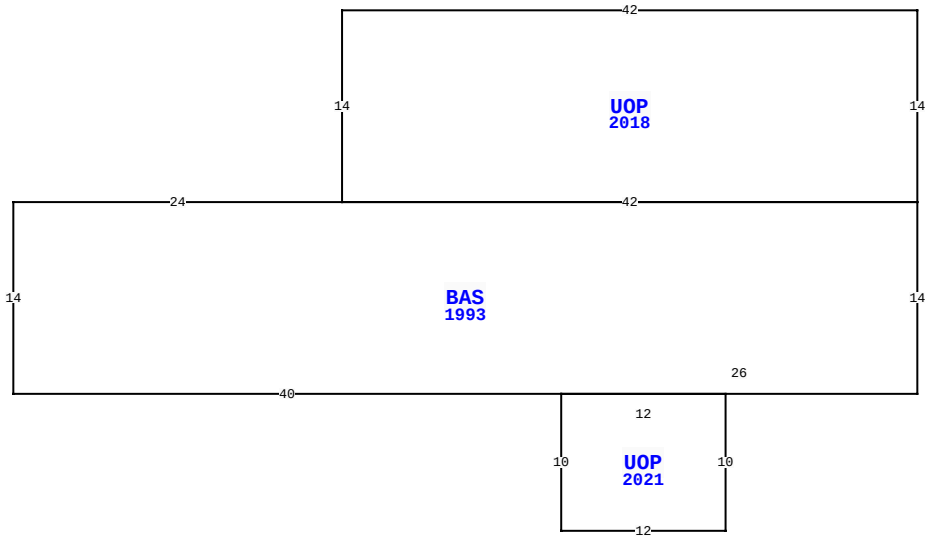
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	27,099
UOP	588	25	2018	147	4,311
UOP	120	25	2021	30	880
TOTALS	1,632			1,101	32,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,101	122.2000	97.76	107,634	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 924 HX Base Yr 2015



85145 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		32,290
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		117,290
SOH/AGL Deduction		74,252
ASSESSED VALUE		43,038
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,038
TOTAL JUST VALUE		117,290
NCON VALUE		5,191
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V980012	OTHER	11,386	09/01/1998
94 728	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0718/0124	11/14/1994	WD	Q	V		18,800

GRANTOR: SHEFFIELD WM F ETAL
GRANTEE: SHUMAN FRANCES K

0712/0858	8/26/1994	CT	U	V	14	100

GRANTOR: CLERK OF COURT
GRANTEE: SHEFFIELD WM F ETAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W42 W24 S14 E40 E26 N14 $
UOP=[YR=2021;ORIG=-26,14] E12 S10 W12 N10 $
UOP=[YR=2018;ORIG=0,0] W42 N14 E42 S14 $
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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
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