BLOCK 12 LOT 17
YULEE WOODS #3 PB 5/239

BAKER TERRY M
85059 BROOKE ST
YULEE, FL 32097

2025

42-2N-27-4613-0012-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

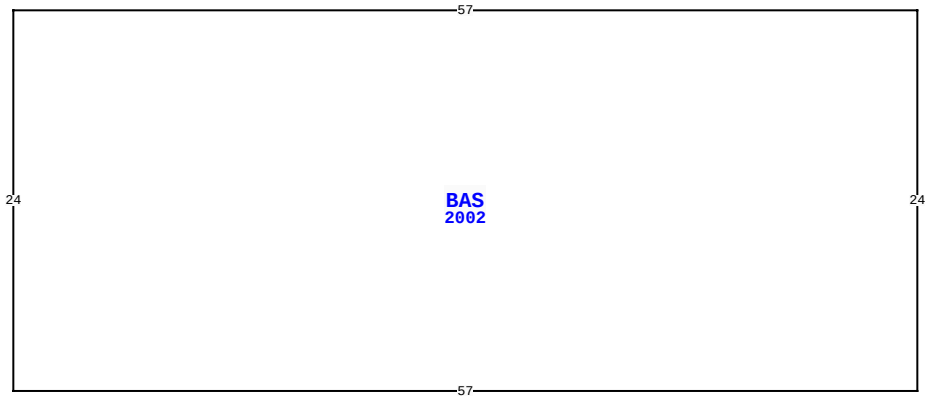
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	2002	1,368	62,689
TOTALS	1,368			1,368	62,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,368	117.2000	99.62	136,280	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2021 Heated Area: 1368 HX Base Yr 2021



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		62,689
TOTAL MARKET OB/XF VALUE		336
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		148,025
SOH/AGL Deduction		36,950
ASSESSED VALUE		111,075
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,353
TOTAL JUST VALUE		148,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023868	MH MOVE-ON	0	07/01/2002
7843	MH MOVE-ON	9,171	06/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2405/1074	10/28/2020	FJ	U	I	11	100
GRANTOR: BAKER TERRY B ESTATE						
GRANTEE: BAKER TERRY M						
2405/1072	10/28/2020	FJ	U	I	11	100
GRANTOR: BAKER TERRY B ESTATE						
GRANTEE: BAKER TERRY M						

85059 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	10	16	160.00	SF	10.00	10.00	100	2004	2004	3	21	336	

BUILDING DIMENSIONS

BAS=[YR=2002] W57 S24 E57 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 336

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