IN OR 562/1055
R378284 & R378285

DUBBERLY TERRY R & SUSAN H
87118 BROOKER ROAD
YULEE, FL 32097

2026

39-3N-27-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

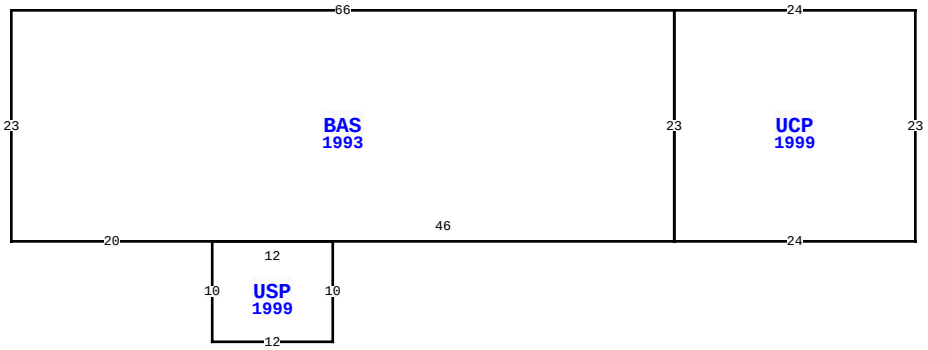
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100	1993	1,518	45,367
UCP	552	20	1999	110	3,287
USP	120	50	1999	60	1,793
TOTALS	2,190			1,688	50,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,688	117.2000	99.62	168,159	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1518 HX Base Yr 1990



87118 BROOKER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,448
TOTAL MARKET OB/XF VALUE		5,680
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		182,128
SOH/AGL Deduction		119,601
ASSESSED VALUE		62,527
TOTAL EXEMPTION VALUE	HX HB	37,527
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		182,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0562/1055	2/07/1989	WD	U	I		6,800
GRANTOR: WALTERS BUFORD						
GRANTEE: DUBBERLY TERRY R						
0508/0927	1/20/1987	WD	U	V		6,800
GRANTOR: BURNS PAUL ET AL						
GRANTEE: WALTERS BUFORD & L						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1999] W24 BAS=[YR=1993] W66 S23 E20 USP=[YR=1999] S10 E12 N10 W12$ E46 N23$ S23 E24 N23$.

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	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	1996	1996	3	20	2,160	
2	1242	WD DECK A	0	100	32	10	320.00	SF	10.00	10.00	100	1996	1996	3	20	640	
3	0200	BARN WD 0-	0	100	30	24	720.00	SF	20.00	20.00	100	1985	1985	3	20	2,880	

LAND DESCRIPTION

TOTAL OB/XF 5,680

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	1.40	AC		1.00	1.00	1.00	90,000.00	90,000.00	126,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.40 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/09/2026 BY SYS