IN OR 2776/259
EX 1-31

DYAL LESLIE IRREVOCABLE HOMESTEAD TRUST/DYAL LESLI
87115 BROOKER RD
YULEE, FL 32097

2026

39-3N-27-0000-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1 100
Quality	04	Quality Level 04

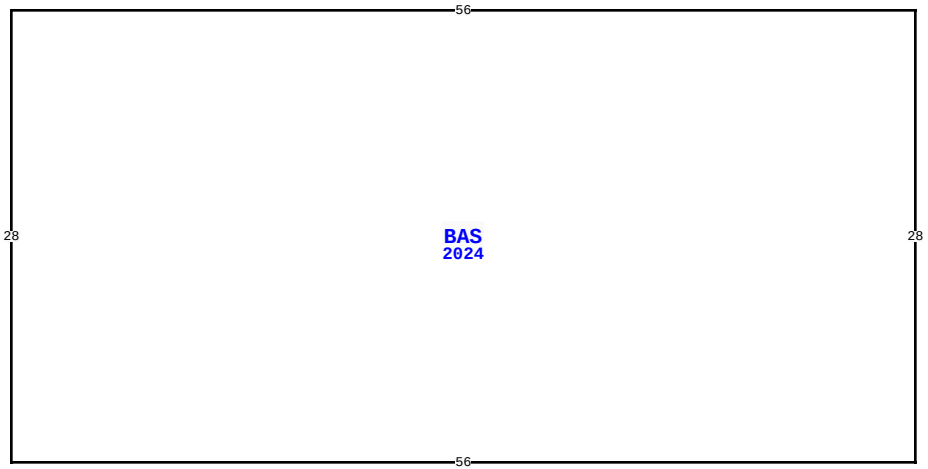
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2024	1,568	176,468
TOTALS	1,568			1,568	176,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	127.6000	114.84	180,069	2023	2023	0	0	0	2.00	98.00

1 M/H 94+ 100% - 2024 Heated Area: 1568 HX Base Yr 2024



87115 BROOKER RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,261
TOTAL MARKET OB/XF VALUE		60,210
TOTAL LAND VALUE - MARKET		378,000
TOTAL MARKET VALUE		669,471
SOH/AGL Deduction		97,207
ASSESSED VALUE		572,264
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		520,853
TOTAL JUST VALUE		669,471
NCON VALUE		104,793
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,014

DW/MH VIN: WHC030189GA(A/B) _ TITLE: 152553805 &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260004325	REPLACEMENT SFR T	380,096	04/22/2026
SP250005482	POOL RESI	54,000	05/20/2025
B250004500	INSTALL 40X60 STE	206,544	04/28/2025
230011366	CO ISSUED		09/07/2023
230010291	CLAY 28X56		08/10/2023
230008100	30X30 CARPORT	29,916	06/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/259	3/21/2024	WD	U	I	11	100
GRANTOR: DYAL LESLIE						
GRANTEE: DYAL LESLIE IRREVOC						
2638/1326	5/11/2023	WD	Q	I	03	419,000
GRANTOR: COVER ALAN B						
GRANTEE: DYAL LESLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E56 S28 W56 N28 $
.

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	0200	BARN WD 0-	0	100	20	20	400.00	SF	20.00	20.00	100	1997	1997	3	23	1,840	
2	0351	CARPORT MT	0	100	30	30	900.00	SF	10.00	10.00	100	2024	2023		93	8,370	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 60,210

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	7.00	AC		1.00	1.00	0.60	90,000.00	54,000.00	378,000							

REVIEW DATE 12/16/2025 BY KWX Total Acres: 7.00 Total Land Value: 378,000 Market: 0 Agricultural: 0 Common: 378,000 PRINTED 07/09/2026 BY SYS

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YULEE, FL 32097

2026

39-3N-27-0000-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

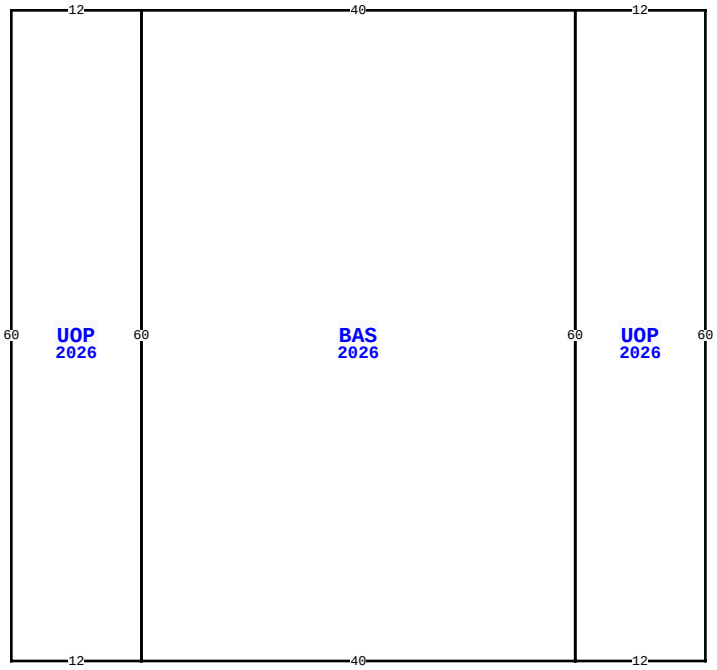
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2026	2,400	48,922
UOP	720	20	2026	144	2,935
UOP	720	20	2026	144	2,935
TOTALS	3,840			2,688	54,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,688	52.8000	20.59	55,346	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 2400 HX Base Yr 2024



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TOTAL JUST VALUE		669,471
NCON VALUE		104,793
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428463	DEMOLITION	0	03/01/2014
7105	XFOB	6,800	03/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2776/259	3/21/2024	WD	U	I	11	100
GRANTOR: DYAL LESLIE						
GRANTEE: DYAL LESLIE IRREVOC						
2638/1326	5/11/2023	WD	Q	I	03	419,000
GRANTOR: COVER ALAN B						
GRANTEE: DYAL LESLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,4] E40 S60 W40 N60 $
UOP=[YR=2026;ORIG=38,4] E12 S60 W12 N60 $
UOP=[YR=2026;ORIG=90,4] E12 S60 W12 N60 $
.

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

REVIEW DATE 12/16/2025 BY KWX Total Acres: 7.00 Total Land Value: 378,000 Market: 0 Agricultural: 0 Common: 378,000 PRINTED 07/09/2026 BY SYS