IN OR 2742/1844
EX 1-29 1-32 1-33 & 1-34
ESMTS 529/736 & OR 522/372

PATTEN ANDREA
87180 BROOKER RD
YULEE, FL 32097

2026

39-3N-27-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

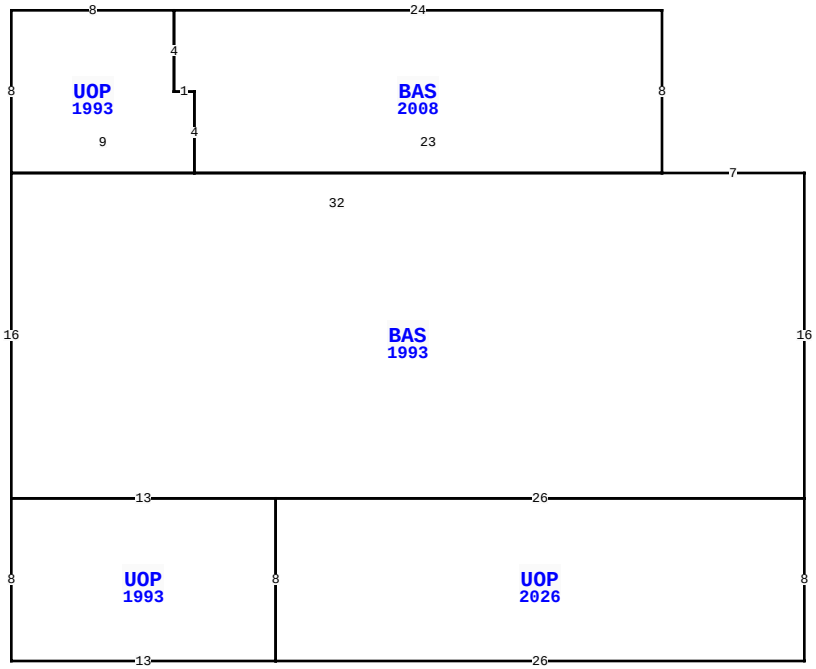
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	624	100	1993	624	55,646
BAS	188	100	2008	188	16,765
UOP	68	20	1993	14	1,249
UOP	104	20	1993	21	1,872
UOP	208	20	2026	42	3,745
TOTALS	1,192			889	79,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	889	111.6720	117.26	104,244	1975	1975	0	0	0	23.95	76.05

1 SINGLE FAM 100% - 2026 Heated Area: 812 HX Base Yr 2026



87180 BROOKER RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		79,278
TOTAL MARKET OB/XF VALUE		10,293
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		224,571
SOH/AGL Deduction		110,646
ASSESSED VALUE		113,925
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		57,514
TOTAL JUST VALUE		224,571
NCON VALUE		2,348
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029550	ADDITION	13,500	05/01/2002
P014826	NEW CONSTR	0	07/01/2001
BL47374	NEW CONSTR	50,000	08/01/2000
971672	MH MOVE-ON	0	03/01/1997
7217	MH MOVE-ON	16,390	04/11/1988
4196	NEW CONSTR	24,890	06/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2742/1844	10/11/2024	WD	Q	I	01	175,000
GRANTOR: BROOKER JAMES L & DAN						
GRANTEE: PATTEN ANDREA						
2316/1957	11/04/2019	DG	U	I	11	100
GRANTOR: BROOKER JAMES DAVID						
GRANTEE: BROOKER JAMES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W7 W32 S16 E13 E26 N16 $
BAS=[YR=2008;ORIG=-7,0] N8 W24 S4 E1 S4 E23 $
UOP=[YR=1993;ORIG=-39,16] S8 E13 N8 W13 $
UOP=[YR=1993;ORIG=-31,-8] W8 S8 E9 N4 W1 N4 $
UOP=[YR=2026;ORIG=-26,16] E26 S8 W26 N8 $
.

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	41	69	2,669.00	SF	15.00	15.00	100	1970	1970	3	20	8,007	
2	0681	POLE SHED	0	100	22	21	462.00	SF	15.00	15.00	100	1970	1970	3	20	1,386	
3	0940	SHEDS/PORT	0	100	15	10	150.00	SF	30.00	30.00	100	2004	2004	3	20	900	

LAND DESCRIPTION

TOTAL OB/XF 10,293

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	1.50	AC		1.00	1.00	1.00	90,000.00	90,000.00	135,000							

REVIEW DATE 05/29/2025 BY KW Total Acres: 1.50 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS