IN OR 2154/220
ESMT OR 1381/326, OR 1385/1787 O

**BROUSSARD MICHAEL**
87302 BROOKER RD
YULEE, FL 32097-7309

**2026**

**39-3N-27-0000-0001-0270**

## BUILDING CHARACTERISTICS

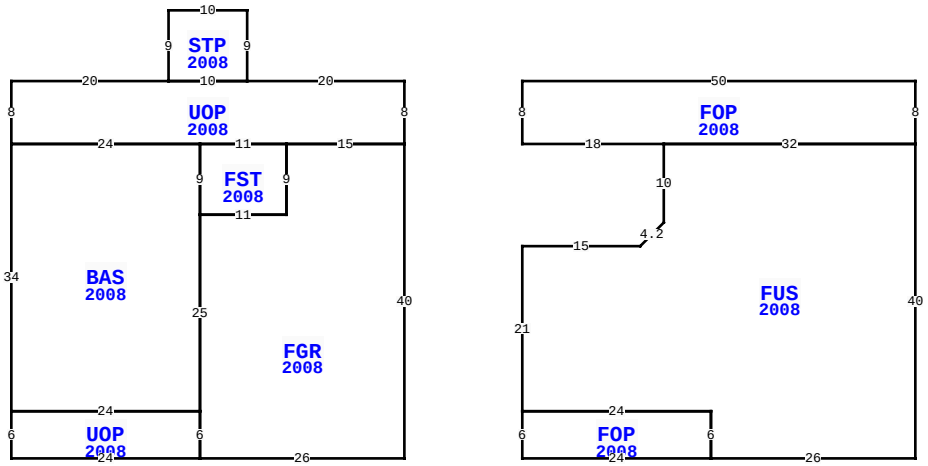
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 816 | 100 | 2008 | 816 | 102,060 |
| FGR | 941 | 55 | 2008 | 518 | 64,787 |
| FOP | 144 | 30 | 2008 | 43 | 5,378 |
| FOP | 400 | 30 | 2008 | 120 | 15,009 |
| FST | 99 | 55 | 2008 | 54 | 6,754 |
| FUS | 1,627 | 100 | 2008 | 1,627 | 203,493 |
| STP | 90 | 10 | 2008 | 9 | 1,126 |
| UOP | 144 | 20 | 2008 | 29 | 3,627 |
| UOP | 400 | 20 | 2008 | 80 | 10,006 |
| TOTALS | 4,661 | | | 3,296 | 412,241 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,296 | 103.1320 | 143.35 | 472,482 | 2008 | 2008 | 0 | 0 | 0 | 12.75 | 87.25 |

1 SNGL FAM 100% - 2009 Heated Area: 2443 HX Base Yr 2009




87302 BROOKER RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/09/2022 DC |
| INC DATE | | AG DATE | 09/18/2025 KBA |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 426,599 |
| TOTAL MARKET OB/XF VALUE | | 31,066 |
| TOTAL LAND VALUE - MARKET | | 1,893,750 |
| TOTAL MARKET VALUE | | 1,569,216 |
| SOH/AGL Deduction | | 1,013,197 |
| ASSESSED VALUE | | 556,019 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 504,608 |
| TOTAL JUST VALUE | | 2,351,415 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,470,438 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21016198 | ADDITION | 50,298 | 11/19/2021 |
| M12130 | MECH OTHER | 0 | 10/01/2006 |
| C17343 | CO ISSUED | 0 | 03/01/2006 |
| B17343 | NEW CONSTR | 206,801 | 03/01/2006 |
| E17010 | ELEC OTHER | 8,000 | 03/01/2006 |
| P10905 | OTHER | 0 | 03/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2154/0220 | 10/26/2017 | SW | U | I | 11 | 100 |
| GRANTOR: FULLARD ELIZABETH R F | | | | | | |
| GRANTEE: BROUSSARD MICHAEL L | | | | | | |
| 0842/1258 | 7/23/1998 | WD | Q | V | | 150,000 |
| GRANTOR: VANYO RAYMOND | | | | | | |
| GRANTEE: BROUSSARD MICHAEL & | | | | | | |

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2008 | 2008 | 3 | 90 | 3,150 | |
| 4 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 1,228.00 | SF | 40.00 | 40.00 | 100 | 2010 | 2010 | 3 | 52 | 25,542 | |
| 5 | 0350 | CARPORT WD | 0 | 100 | 10 | 10 | 100.00 | SF | 13.00 | 13.00 | 100 | 2010 | 2010 | 3 | 35 | 455 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 246.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 78 | 1,919 | |

## BUILDING DIMENSIONS

```
FUS=[YR=2008;ORIG=65,7] S40 W26 N6 W24 N21 E15 U3R3 N10 E32 $
FGR=[YR=2008;ORIG=-26,47] E26 N40 W15 S9 W11 S25 S6 $
BAS=[YR=2008;ORIG=-50,7] S34 E24 N25 N9 W24 $
UOP=[YR=2008;ORIG=0,-1] W20 W10 W20 S8 E24 E11 E15 N8 $
FOP=[YR=2008;ORIG=15,-1] E50 S8 W32 W18 N8 $
UOP=[YR=2008;ORIG=-50,41] S6 E24 N6 W24 $
FOP=[YR=2008;ORIG=39,47] W24 N6 E24 S6 $
FST=[YR=2008;ORIG=-15,7] W11 S9 E11 N9 $
STP=[YR=2008;ORIG=-20,-1] N9 W10 S9 E10 $
PTR=[ORIG=0,0] E15 W15 $
.
```

## LAND DESCRIPTION

TOTAL OB/XF 31,066

| 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 | 005000 | C | AGRICULTURAL | 100 | | OR | 200.00 | 216.00 | 200.00 | FF | 1 | 1.22 | 1.00 | 1.22 | 4,500.00 | 5,490.00 | 1,098,000 | | | | | | | |
| 2 | 009530 | C | POND | 100 | | OR | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 3,750 | | | | | | | |
| 3 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 21.80 | AC | | 1.00 | 1.00 | 1.00 | 395.00 | 395.00 | 8,611 | | | | | | | |
| 4 | 005902 | A | HARDWOOD SI | 0 | | | 0.00 | 0.00 | 7.00 | AC | | 1.00 | 1.00 | 1.00 | 170.00 | 170.00 | 1,190 | | | | | | | |
| 5 | 009910 | M | MARKET VALUE | 0 | | | 0.00 | 0.00 | 28.80 | AC | | 1.00 | 1.00 | 1.00 | 27,500.00 | 27,500.00 | 792,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 30.30 Total Land Value: 1,111,551 Market: 792,000 Agricultural: 9,801 Common: 1,101,750 PRINTED 07/09/2026 BY SYS

IN OR 2154/220
ESMT OR 1381/326, OR 1385/1787 O

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**2026**

**39-3N-27-0000-0001-0270**

## BUILDING CHARACTERISTICS

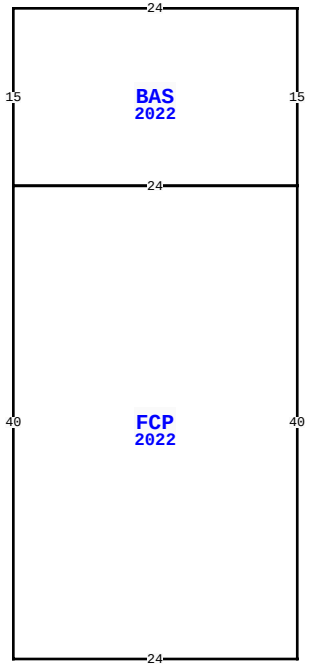
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 360 | 100 | 2022 | 360 | 8,615 |
| FCP | 960 | 25 | 2022 | 240 | 5,743 |
| TOTALS | 1,320 | | | 600 | 14,358 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 600 | 63.2500 | 24.67 | 14,802 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

2 GARAGE RES 100% - 2009 Heated Area: 360 HX Base Yr 2009

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| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,470,438 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R09040 | REPAIR/RRF | 5,000 | 03/01/2006 |

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| GRANTOR: VANYO RAYMOND | | | | | | |
| GRANTEE: BROUSSARD MICHAEL & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W24 S15 FCP=[YR=2022] S40 E24 N40 W24$ E24 N15$.

## 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 01/01/2023 BY CD Total Acres: 30.30 Total Land Value: 1,111,551 Market: 792,000 Agricultural: 9,801 Common: 1,101,750 PRINTED 07/09/2026 BY SYS