

BLOCK 8 LOT 14
IN OR 625/564
YULEE WOODS #3 PB 5/239

RITZ NORMAN L & BRENDA J
85488 BROOKE STREET
YULEE, FL 32097

2026

42-2N-27-4613-0008-0140



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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	969	100	1993	969	87,628
BAS	280	100	2013	280	25,321
FOP	140	30	1993	42	3,798
FST	168	55	1993	92	8,320
FUS	816	100	1993	816	73,792

TOTALS	2,373			2,199	198,860
--------	-------	--	--	-------	---------

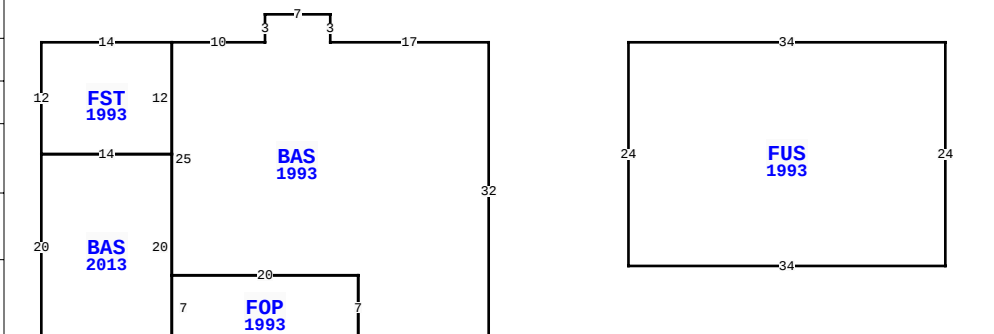
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0860	POOL/SPA	0 100	12	0	1.00	UT	50,000.00	50,000.00
4	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00
5	0752	USP	0 100	12	22	264.00	SF	15.00	15.00
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
7	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,199	101.9200	107.02	235,337	1992	1992	0	0	0 15.50	84.50

1 SINGLE FAM 100% - 0 Heated Area: 2065 HX Base Yr



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

85488 BROOKE ST, YULEE 05/11/2026 MLU

TOTAL OB/XF											
53,752											

TOTAL OB/XF											
53,752											

Total Acres: 0.00	Total Land Value: 90,000	Market: 0	Agricultural: 0	Common: 90,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE	198,860	
TOTAL MARKET OB/XF VALUE	53,752	
TOTAL LAND VALUE - MARKET	90,000	
TOTAL MARKET VALUE	342,612	
SOH/AGL Deduction	176,348	
ASSESSED VALUE	166,264	
TOTAL EXEMPTION VALUE	51,411	
BASE TAXABLE VALUE	114,853	
TOTAL JUST VALUE	342,612	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	301,018	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530048	SCRNROOM	6,692	02/01/2015
P1417679	REMODEL	0	09/01/2014
93-0268	SWIM POOL	12,000	05/01/1993
7273	NEW CONSTR	68,800	06/03/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0625/0564	5/03/1991	WD	Q	V		18,500	

GRANTOR: SHEFFIELD WM ET AL
GRANTEE: RITZ NORMAN & B

BUILDING DIMENSIONS									
BAS=[YR=1993] W17 N3 W7 S3 W10 FST=[YR=1993] W14 S12 BAS=[YR=2013] S20 E14 FOP=[YR=1993] E20 N7 W20S7\$ N20 W14\$ E14 N12\$ S25 E20 S7 E14 N32\$ PTR= E15 FUS=[YR=1993] E34 S24 W34 N24\$ W15\$.									

BUILDING NOTES									