BLOCK 10 LOT 13
YULEE WOODS #3 PB 5/239

THORNTON REBECCA B/THORNTON HENRY B ET AL
85184 BROOKE STREET
YULEE, FL 32097

**2026**

**42-2N-27-4613-0010-0130**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Interior Kitch | 00 | NEW N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

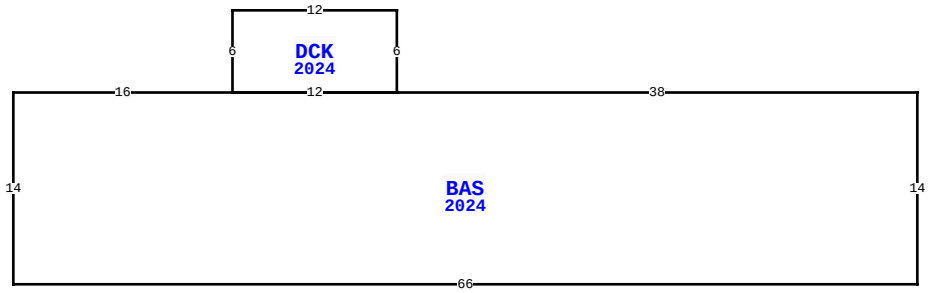
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | 2024 | 924 | 33,976 |
| DCK | 72 | 15 | 2024 | 11 | 404 |
| TOTALS | 996 | | | 935 | 34,381 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 935 | 103.0000 | 87.55 | 81,859 | 1992 | 2000 | 0 | 0 | 0 | 58.00 | 42.00 |

3 M/H 93- 100% - 2023 Heated Area: 924 HX Base Yr 2023




85184 BROOKE ST, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 34,381 |
| TOTAL MARKET OB/XF VALUE | | 2,734 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 127,115 |
| SOH/AGL Deduction | | 15,928 |
| ASSESSED VALUE | | 111,187 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 59,776 |
| TOTAL JUST VALUE | | 127,115 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 121,692 |

SW/MH VIN: GAFLM75A14024WE ( HAD BEEN LOCATED ON P

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH982095 | MH MOVE-ON | 0 | 05/01/1998 |
| 95-1021 | MH MOVE-ON | 0 | 08/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2293/0647 | 7/05/2019 | WD | U | I | 30 | 45,000 |
| GRANTOR: DALE LINDA M THORNTON | | | | | | |
| GRANTEE: THORNTON HENRY H & | | | | | | |
| 0815/0815 | 12/03/1997 | WD | Q | I | | 27,500 |
| GRANTOR: SHEFFIELD WILLIAM F E | | | | | | |
| GRANTEE: THORNTON LINDA M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E16 E12 E38 S14 W66 N14 $
DCK=[YR=2024;ORIG=66,10] E12 N6 W12 S6 $
.

## 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 | 0680 | POLE SHED | 0 | 100 | 21 | 14 | 294.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2022 | | 93 | 2,734 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,734

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 90,000 | | | | | | | |

REVIEW DATE 06/03/2024 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS