BLOCK 11 LOT 14
YULEE WOODS #3 PB 5/239

HUTCHERSON AARON R & CEAIRA
85111 BROOKE STREET
YULEE, FL 32097

2026

42-2N-27-4613-0011-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

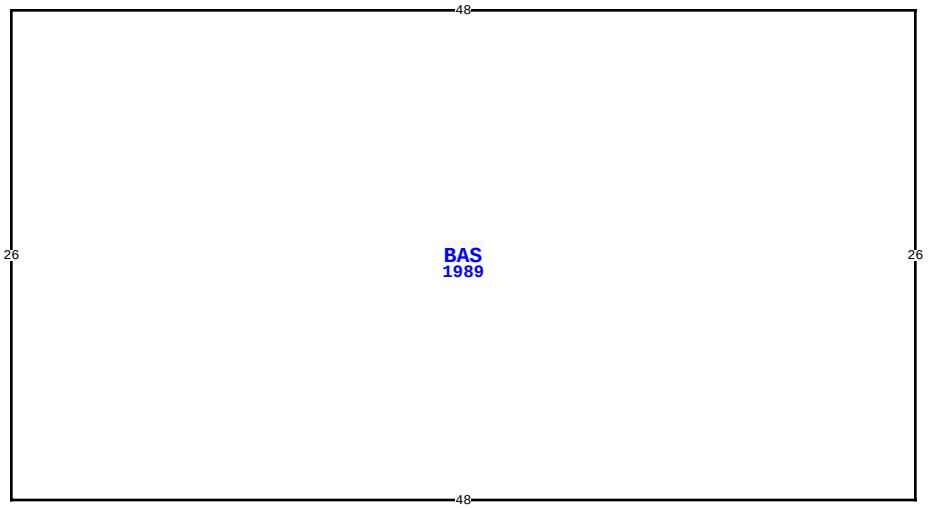
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	1,248	100	1989	1,248	39,335
TOTALS	1,248			1,248	39,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	123.6000	105.06	131,115	1989	1994	0	0	0	70.00	30.00

2 M/H 93- 0% - 2023 Heated Area: 1248 HX Base Yr



85092 BROOKE ST, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,334
TOTAL MARKET OB/XF VALUE	8,984
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	138,318
SOH/AGL Deduction	0
ASSESSED VALUE	138,318
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,318
TOTAL JUST VALUE	138,318
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22017	DEMOLITION	50	10/01/2008
C4989	CO ISSUED	0	08/01/2007
MH4989	MH MOVE-ON	0	08/01/2007
M13207	MECH OTHER	0	08/01/2007
P12689	OTHER	0	08/01/2007
B029603	GARAGE	16,500	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/1064	12/16/2022	WD	U	I	37	65,000
GRANTOR: SEXTON TONYA S						
GRANTEE: HUTCHERSON AARON R						
0636/0273	9/12/1991	WD	Q	V		18,400
GRANTOR: STEPHENS FORREST & B						
GRANTEE: SEXTON WM & TONYA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1989] W48 S26 E48 N26$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
2	0510	GARAGE WD-	0	0	25	20	500.00	SF	35.00	35.00	100	2002	2002	3	28	4,900	
4	0753	UEP	0	0	20	10	200.00	SF	22.00	22.00	100	2002	2002	3	28	1,232	
5	1242	WD DECK A	0	0	20	10	200.00	SF	10.00	10.00	100	1988	1988	3	20	400	
6	1242	WD DECK A	0	0	22	8	176.00	SF	10.00	10.00	100	2000	2000	3	20	352	

LAND DESCRIPTION

TOTAL OB/XF 8,984

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	0	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS