BLOCK 12 LOT 5
IN OR 2226/940
1995 FLEE SW/MH

NICHOLSON SHANE
85399 BROOKE ST
YULEE, FL 32097

2026

42-2N-27-4613-0012-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

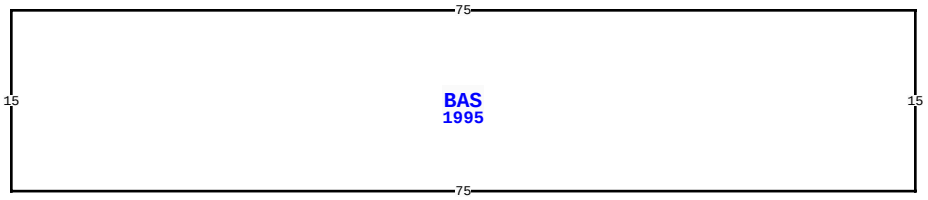
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1995	1,125	19,400
TOTALS	1,125			1,125	19,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,125	95.8000	86.22	96,998	1995	1995	0	0	25	70.00	20.00

1 M/H 94+ 100% - 2019 Heated Area: 1125 HX Base Yr 2019



85399 BROOKE ST, YULEE

BLD DATE	02/06/2008 KK	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		19,400
TOTAL MARKET OB/XF VALUE		169
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		109,569
SOH/AGL Deduction		55,376
ASSESSED VALUE		54,193
TOTAL EXEMPTION VALUE	HX HB	29,193
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-498	MH MOVE-ON	21,500	05/01/1994
93-065	MH MOVE-ON	16,000	06/01/1993
8777	MH MOVE-ON	6,000	01/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2226/0940	9/24/2018	WD	Q	I	01	52,500
GRANTOR: DUPREE DREW M & MARIL						
GRANTEE: NICHOLSON SHANE						
0703/1925	5/06/1994	QC	Q	I	01	100
GRANTOR: DUPREE & FAULK						
GRANTEE: DUPREE DREW & MARIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W75 S15 E75 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
1	1243	WD DECK F	0	100	8	8	64.00	SF	8.00	8.00	100	1993	1993	3	20	102	
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2005	2005	3	21	67	

LAND DESCRIPTION

TOTAL OB/XF 169

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 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