BLOCK 12 LOT 7 R408052
IN OR 2067/1700
YULEE WOODS #3 PB 5/239

BROWN BRENDA G
85349 BROOKE ST
YULEE, FL 32097

2026

42-2N-27-4613-0012-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

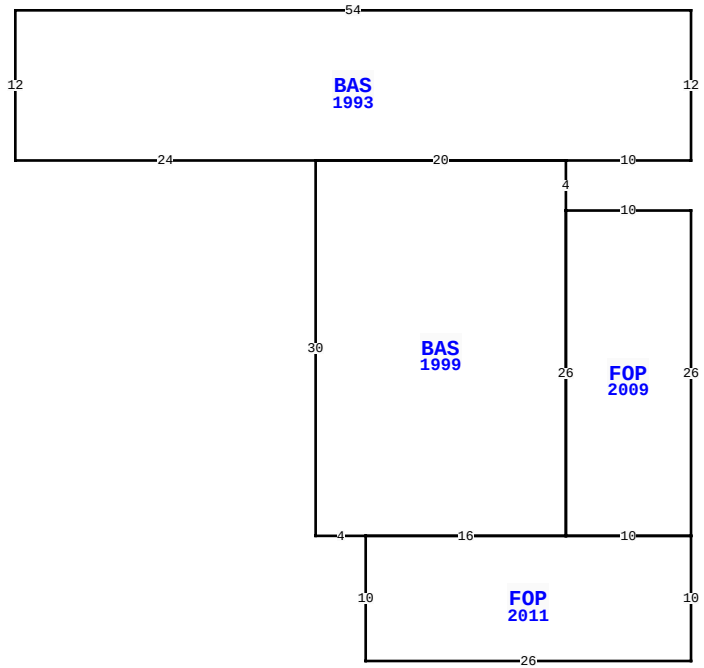
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	648	100	1993	648	18,672
BAS	600	100	1999	600	17,289
FOP	260	30	2009	78	2,248
FOP	260	30	2011	78	2,248
TOTALS	1,768			1,404	40,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	113.0000	96.05	134,854	1968	1995	0	0	0	70.00	30.00

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



85349 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	40,456
TOTAL MARKET OB/XF VALUE	11,500
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	141,956
SOH/AGL Deduction	44,249
ASSESSED VALUE	97,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,707
TOTAL JUST VALUE	141,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,504

SW/MH VIN: 6012SG537B _ TITLE: 2788557 _ RP: R4080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8207	MH MOVE-ON	500	06/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2067/1700	8/23/2016	QC	U	I	11	100
GRANTOR: BROWN RUSTY A						
GRANTEE: BROWN BRENDA G						
1574/0439	6/27/2008	QC	Q	I	01	100
GRANTOR: BROWN BRENDA G						
GRANTEE: BROWN RUSTY A						

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	0510	GARAGE WD-	0	0	34	26	884.00	SF	35.00	35.00	100	1991	1991	3	26	8,044	
4	0940	SHEDS/PORT	0	0	16	16	256.00	SF	30.00	30.00	100	2024	2012		45	3,456	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,-2] W54 S12 E24 E20 E10 N12 $
BAS=[YR=1999;ORIG=-30,10] E20 S4 S26 W16 W4 N30 $
FOP=[YR=2009;ORIG=-10,14] E10 S26 W10 N26 $
FOP=[YR=2011;ORIG=0,40] W10 W16 S10 E26 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,500

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 04/24/2024 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS