BLOCK 12 LOT 8
IN OR 1352/1904
R672660 & R672661 & R672662

OEHLER RONALD L
85313 BROOKE STREET
YULEE, FL 32097

2026

42-2N-27-4613-0012-0080

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	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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

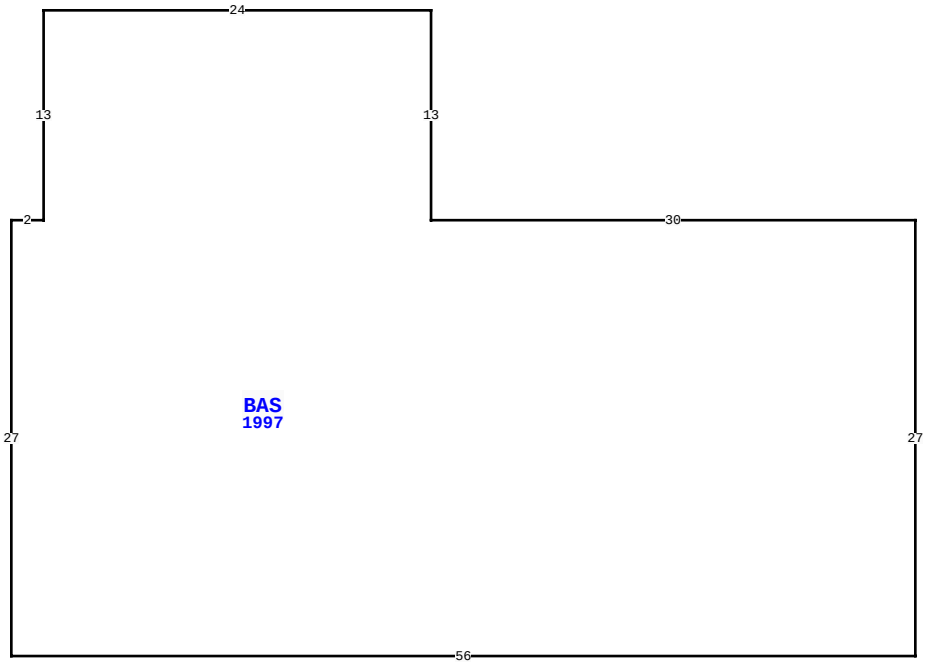
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1997	1,824	57,719
TOTALS	1,824			1,824	57,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	117.2000	105.48	192,396	1997	1997	0	0	0	70.00	30.00

1 M/H 94+ 100% - 0 Heated Area: 1824 HX Base Yr



85313 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		70,888
TOTAL MARKET OB/XF VALUE		12,725
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		173,613
SOH/AGL Deduction		68,264
ASSESSED VALUE		105,349
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,938
TOTAL JUST VALUE		173,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210117	ADDITION	9,000	08/01/2002
8161	MH MOVE-ON	2,000	05/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1352/1904	9/27/2005	WD	Q	I	01	100
GRANTOR: OEHLER MARIA K						
GRANTEE: OEHLER RONALD L						
0586/0847	12/21/1988	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: OEHLER RONALD & M K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W30 N13 W24 S13 W2 S27 E56 N27$.

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	0756	FEP	0	100	18	12	216.00	SF	27.00	27.00	100	1985	1985	3	20	1,166	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
3	0510	GARAGE WD-	0	100	28	28	784.00	SF	35.00	35.00	100	1992	1992	3	20	5,488	
4	0756	FEP	0	100	12	28	336.00	SF	27.00	27.00	100	1997	1997	3	20	1,814	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
6	0350	CARPORT WD	0	100	26	16	416.00	SF	13.00	13.00	100	2002	2002	3	20	1,082	

LAND DESCRIPTION

TOTAL OB/XF 12,725

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 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

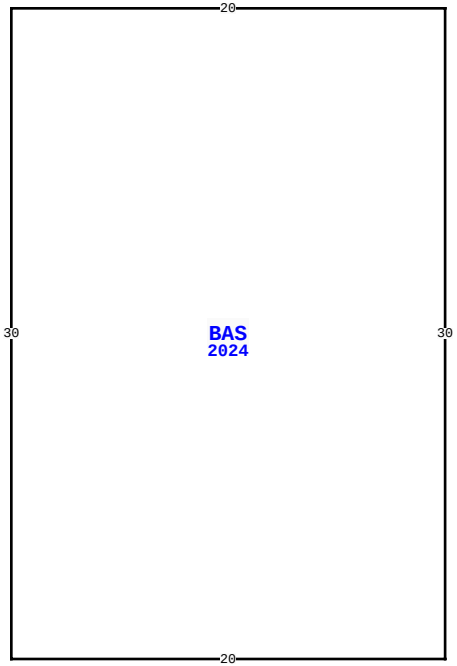
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2024	600	13,169
TOTALS	600			600	13,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	60.5000	23.60	14,160	2018	2018	0	0	0	7.00	93.00

2 GARAGE RES 100% - 2024 Heated Area: 600 HX Base Yr



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GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: OEHLER RONALD & M K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] E20 S30 W20 N30 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS