BLOCK 12 LOT 12
YULEE WOODS #3 PB 5/239

MCCLURE CYNTHIA L/E/
85199 BROOKE STREET
YULEE, FL 32097

2026

42-2N-27-4613-0012-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

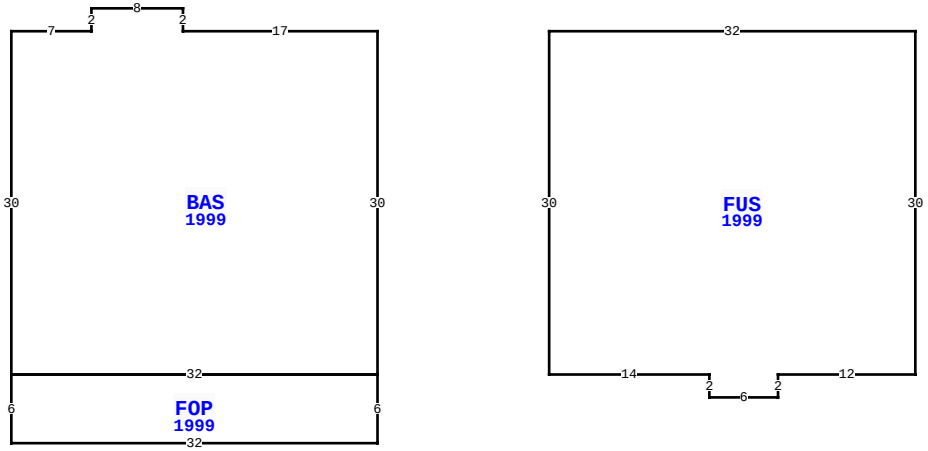
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	976	100	1999	976	93,884
FOP	192	30	1999	58	5,580
FUS	972	100	1999	972	93,500
TOTALS	2,140			2,006	192,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,006	105.0000	110.25	221,162	1999	1999	0	0	0	12.75	87.25

1 SINGLE FAM 100% - 0 Heated Area: 1948 HX Base Yr



85199 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		207,839
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		297,839
SOH/AGL Deduction		149,537
ASSESSED VALUE		148,302
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		41,891
TOTAL JUST VALUE		297,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004531	STEEL BLDG	40,572	07/12/2020
E985231	CHNGE SRVC	0	09/01/1998
R980916	REPAIR/RRF	0	08/04/1998
B9804875	NEW CONSTR	81,414	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/0624	6/22/2022	LE	U	I	11	100
GRANTOR: MCCLURE CYNTHIA FKA C						
GRANTEE: PEPERA MELISA & JEA						
0930/1676	5/03/2000	QC	Q	I	01	45,000
GRANTOR: MCCLURE DAVID M						
GRANTEE: BENNETT CYNTHIA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W17 N2 W8 S2 W7 S30 FOP=[YR=1999] S6 E32 N6 W32$ E32 N30 $ PTR=E15 FUS=[YR=1999] E32 S30 W12 S2 W6 N2 W14 N30$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	29	NONE 30
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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

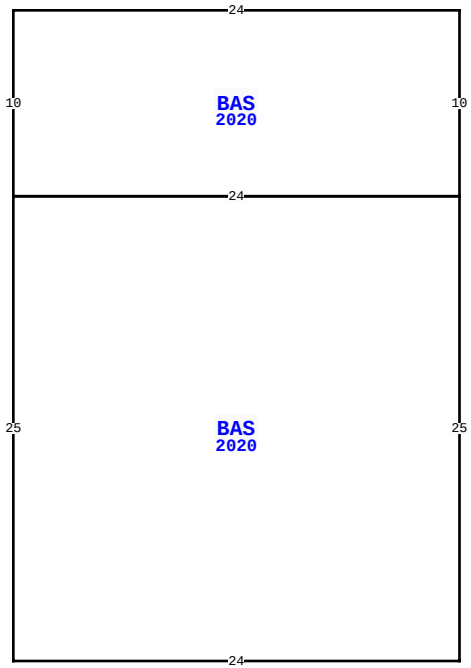
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2020	240	4,250
BAS	600	100	2020	600	10,625
TOTALS	840			840	14,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	47.7950	18.64	15,658	2020	2020	0	0	0	5.00	95.00

3 GARAGE RES 100% - 0 Heated Area: 840 HX Base Yr



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GRANTEE: PEPERA MELISA & JEA						
0930/1676	5/03/2000	QC	Q	I	01	45,000
GRANTOR: MCCLURE DAVID M						
GRANTEE: BENNETT CYNTHIA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S10 BAS=[YR=2020] S25 E24 N25 W24$ E24 N10$.

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

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