PT E WATERMAN MILL GRANT
SEC'S 44-2N-27E & 50-3N-27E
IN OR 1701/1020 (EX R/W'S IN

BROUSSARD MICHAEL L PA/
87302 BROOKER ROAD
YULEE, FL 32097

2026

44-2N-27-0000-0002-0000

BUILDING CHARACTERISTICS

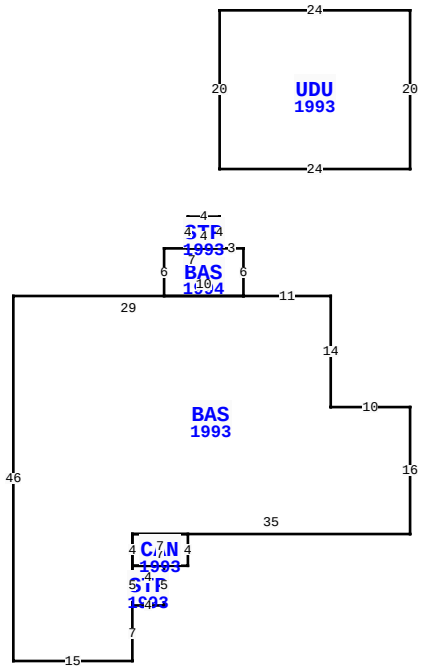
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1993	1,600	39,718
BAS	60	100	1994	60	1,489
CAN	28	30	1993	8	199
STP	16	10	1993	2	50
STP	20	10	1993	2	50
UDU	480	30	1993	144	3,575
TOTALS	2,204			1,816	45,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,816	83.1600	124.12	225,402	1953	1973	0	0	0	80.00	20.00

1 OFFICE 0% - 0 Heated Area: 1660 HX Base Yr



463049 SR 200, YULEE

BLD DATE	09/04/2020	KK	LGL DATE	
XF DATE	09/04/2020	KK	LAND DATE	03/17/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	45,080
TOTAL MARKET OB/XF VALUE	18,765
TOTAL LAND VALUE - MARKET	213,765
TOTAL MARKET VALUE	277,610
SOH/AGL Deduction	75,076
ASSESSED VALUE	202,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,534
TOTAL JUST VALUE	277,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414018	REPAIR/RRF	5,500	07/01/2014
R1213214	REPAIR/RRF	1,000	11/01/2012
C24103	CO ISSUED	0	01/12/2011
B24103	REMODEL	7,500	11/01/2010
P14521	REMODEL	0	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1701/1020	9/22/2010	TD	Q	I	02	155,500

GRANTOR: FEATHERSTON JOHN C TR
GRANTEE: BROUSSARD MICHAEL L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N14 W11 BAS=[YR=1994] N6 W3 STP=[YR=1993] N4W4S4E4$ W7S6 E10$ W29 S46 E15 N7STP=[YR=1993] E4 N5W4S5$N5CAN=[YR=1993] E7N4W7S4$N4 E35N16$ PTR=N30 UDU=[YR=1993] N20W24 S20E24$S30$.

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	0812	CONCRETE C	0	0	0	0	3,715.00	SF	4.00	4.00	100	1980	1980	3	29	4,309	
2	0803	ASPHALT C	0	0	0	0	1,500.00	SF	2.00	2.00	100	1955	1955	3	50	1,500	
3	0510	GARAGE WD-	0	0	40	18	720.00	SF	35.00	35.00	100	1953	1953	3	20	5,040	
4	0681	POLE SHED	0	0	40	11	440.00	SF	15.00	15.00	100	1953	1953	3	20	1,320	
5	0423	CL FNC 5'	0	0	0	0	585.00	LF	6.85	6.85	100	1980	1980	3	20	801	
6	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	1980	1980	3	29	121	
7	0940	SHEDS/PORT	0	0	8	5	40.00	SF	30.00	30.00	100	1953	1953	3	20	240	
8	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	311	
9	0940	SHEDS/PORT	0	0	6	3	18.00	SF	30.00	30.00	100	1980	1980	3	20	108	
10	0811	CONCRETE B	0	0	0	0	618.00	SF	5.20	5.20	100	2010	2010	3	89	2,860	

TOTAL OB/XF 16,610

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0004	CPO	0.00	0.00	42,753.00	SF		1.00	1.00	1.00	5.00	5.00	213,765							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 213,765 Market: 0 Agricultural: 0 Common: 213,765 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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TOTALS					

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GRANTOR: FEATHERSTON JOHN C TR

GRANTEE: BROUSSARD MICHAEL L

BLD DATE	09/04/2020	KK	LGL DATE
XF DATE	09/04/2020	KK	LAND DATE 03/17/2025 DC
INC DATE			AG DATE

BUILDING NOTES

BUILDING DIMENSIONS

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
11	1242	WD DECK A	0	0	27	5	135.00	SF	10.00	10.00	100	2010	2010	3	35	473	
12	0681	POLE SHED	0	0	14	5	70.00	SF	15.00	15.00	100	2010	2010	3	52	546	
13	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2010	2010	3	92	92	
14	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1953	1953	3	20	216	
15	0098	AWNING MTL	0	0	105	2	182.00	SF	13.00	13.00	100	2010	2010	3	35	828	

LAND DESCRIPTION

TOTAL OB/XF 2,155

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 213,765 Market: 0 Agricultural: 0 Common: 213,765 PRINTED 07/09/2026 BY SYS