LOT 68
TIMBER CREEK PLANTATION #2
PB 7/165

BRILLHART JOHN A &/BURKE KATHLEEN E
75176 BROOKWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

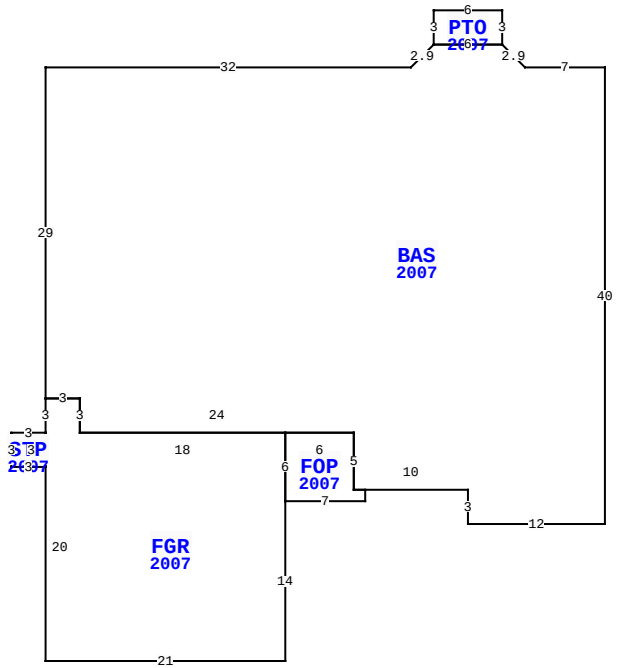
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	1,721	155,967
FGR	429	55	236	21,388
FOP	37	30	11	997
PTO	18	5	1	90
STP	9	10	1	90
TOTALS	2,214		1,970	178,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	106.8200	96.41	189,928	2007	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1721 HX Base Yr 2020



BLD DATE	09/27/2007	JM	LGL DATE
XF DATE	09/27/2007	JM	LAND DATE
INC DATE			AG DATE

75176 BROOKWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		178,532
TOTAL MARKET OB/XF VALUE		3,670
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		237,202
SOH/AGL Deduction		62,931
ASSESSED VALUE		174,271
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,271
TOTAL JUST VALUE		237,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18590	ELEC OTHER	1,500	01/01/2007
M12365	MECH OTHER	0	01/01/2007
C19163	CO ISSUED	0	12/01/2006
B19163	NEW CONSTR	142,164	12/01/2006
P11850	OTHER	0	12/01/2006
R09941	REPAIR/RRF	2,000	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/0416	2/28/2019	WD	Q	I	01	224,000
GRANTOR: PEACOCK RICHARD L & L						
GRANTEE: BRILLHART JOHN A &						
1493/0490	4/18/2007	WD	Q	I		189,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PEACOCK RICHARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W7 L2 U2 PTO=[YR=2007] N3 W6 S3 E6$ W6 D2 L2 W32 S29 FGR=[YR=2007] S3 STP=[YR=2007] W3 S3 E3 N3$ S20 E21 N14 FOP=[YR=2007] E7 N1 W1 N5 W6 S6$ N6 W18 N3 W3$ E3 S3 E24 S5 E10 S3 E12 N40$.

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	0811	CONCRETE B	0	100	0	0	793.00	SF	5.20	5.20	100	2007	2007	3	89	3,670	

LAND DESCRIPTION

TOTAL OB/XF 3,670

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	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS