LOT 69
IN OR 1745/1121
TIMBER CREEK PLANTATION #2

JONES PAMELIA LATOYA
75166 BROOKWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

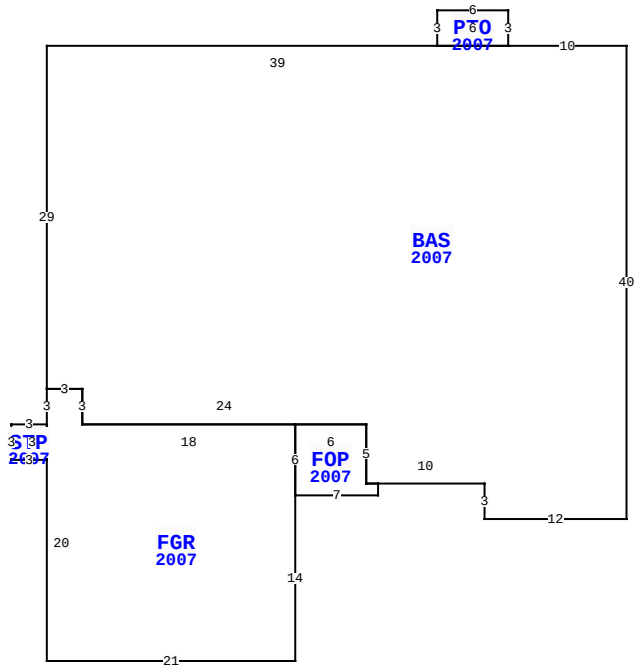
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,705	100	1,705	152,051
FGR	429	55	236	21,047
FOP	37	30	11	981
PTO	18	5	1	89
STP	9	10	1	89
TOTALS	2,198		1,954	174,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,954	106.8200	96.41	188,385	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1705 HX Base Yr 2012



75166 BROOKWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,256
TOTAL MARKET OB/XF VALUE		7,835
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		237,091
SOH/AGL Deduction		97,746
ASSESSED VALUE		139,345
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,345
TOTAL JUST VALUE		237,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17946	ELEC OTHER	1,500	08/01/2006
M11976	MECH OTHER	0	08/01/2006
P11420	OTHER	0	08/01/2006
C18255	CO ISSUED	0	07/01/2006
R09553	REPAIR/RRF	2,000	07/01/2006
B18255	NEW CONSTR	159,654	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1745/1121	6/20/2011	WD	Q	I	01	143,500
GRANTOR: BROWN JOSHUA R & CATH						
GRANTEE: JONES PAMELIA LATOY						
1482/0528	3/02/2007	WD	Q	I		227,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BROWN JOSHUA R & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 PTO=[YR=2007] N3 W6 S3 E6$ W39 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	716.00	SF	5.20	5.20	100	2007	2007	3	89	3,314	
2	0462	ST/AL FNC	0	100	0	0	784.00	SF	10.00	10.00	100	2007	2007	3	52	4,077	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444	

LAND DESCRIPTION

TOTAL OB/XF 7,835

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