

LOT 72
IN OR 1533/538
TIMBER CREEK PLANTATION #2

ARROYO JOSE & CYNTHIA
75132 BROOKWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0072-0000



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		4 100
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	2,216	100	2,216	190,016
FGR	429	55	236	20,236
FOP	100	30	30	2,572
PTO	18	5	1	86

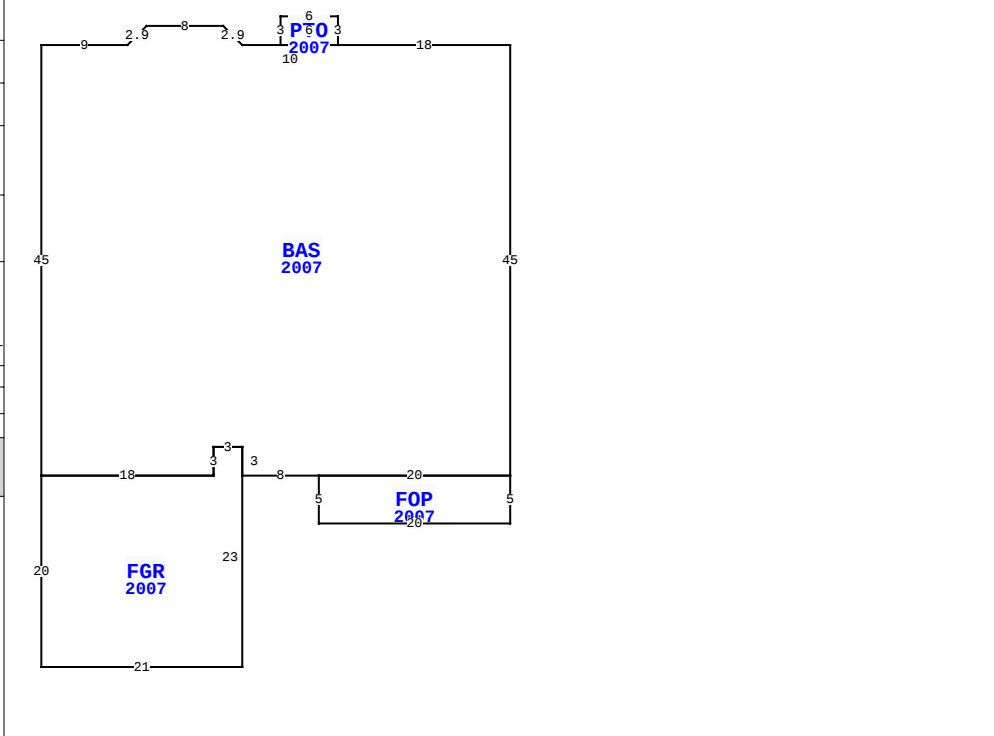
TOTALS	2,763		2,483	212,911
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20
2	0462	ST/AL FNC	0	100	0	0	388.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00

REVIEW DATE	01/30/2018	BY	KBX
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,483	102.7200	92.70	230,174	2007	2007	0	0
1 SINGLE FAM - 100% - 2008									
Heated Area: 2216									
HX Base Yr 2008									



75132 BROOKWOOD DR, YULEE	BLD DATE 09/27/2007	JM	LGL DATE
	XF DATE 09/27/2007	JM	LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF									
5,431									

TOTAL OB/XF									
5,431									

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					212,911				
TOTAL MARKET OB/XF VALUE					5,431				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					273,342				
SOH/AGL Deduction					113,483				
ASSESSED VALUE					159,859				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					109,859				
TOTAL JUST VALUE					273,342				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					230,531				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19447	ELEC OTHER	1,500	06/01/2007
M13032	MECH OTHER	0	06/01/2007
C19854	CO ISSUED	0	05/01/2007
B19854	NEW CONSTR	177,672	05/01/2007
P12366	OTHER	0	05/01/2007
R10327	REPAIR/RRF	2,000	05/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1533/0538	10/31/2007	WD	Q	I		200,000			
GRANTOR: KB HOME JACKSONVILLE									
GRANTEE: ARROYO JOSE & CYNTH									
1487/0984	3/26/2007	WD	U	V	19	512,900			
GRANTOR: TIMBER CREEK LLC									
GRANTEE: KB HOME JACKSONVILL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W18 PTO=[YR=2007] N3 W6 S3 E6\$ W10 L2 U2 W8 D2 L2 W9 S45 FGR=[YR=2007] S20 E21 N23 W3 S3 W18\$ E18 N3 E3 S3 E8 FOP=[YR=2007] S5 E20 N5 W20\$ E20 N45\$.									