LOT 75
TIMBER CREEK PLANTATION #2
PB 7/165

NAHORNY CORY J & KIM E
75104 BROOKWOOD DR
YULEE, FL 32097

2023

11-2N-26-2051-0075-0000

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	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

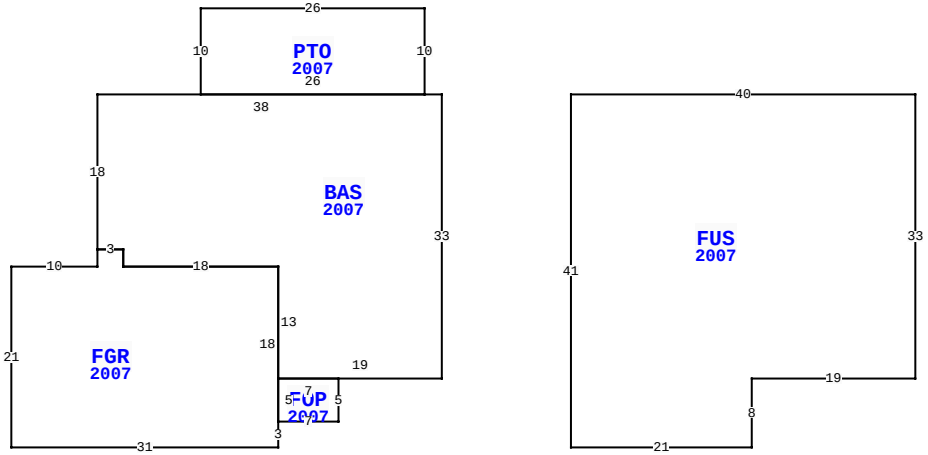
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	1,041	88,681
FGR	657	55	361	30,753
FOP	35	30	10	852
FUS	1,488	100	1,488	126,760
PTO	260	5	13	1,107
TOTALS	3,481		2,913	248,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,913	100.9560	91.11	265,403	2007	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2529 HX Base Yr 2022



75104 BROOKWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,152
TOTAL MARKET OB/XF VALUE		6,336
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		309,488
SOH/AGL Deduction		43,975
ASSESSED VALUE		265,513
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,513
TOTAL JUST VALUE		309,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012007	REPAIR/RRF	17,003	08/05/2022
E19161	ELEC OTHER	1,500	04/01/2007
M12878	MECH OTHER	0	04/01/2007
P12280	OTHER	0	04/01/2007
C19684	CO ISSUED	0	03/01/2007
B19684	NEW CONSTR	225,192	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/0525	7/16/2021	WD	Q	I	01	310,000
GRANTOR: SYSKO FRANK S & EMILY						
GRANTEE: NAHORNY CORY J & KI						
2170/1036	1/12/2018	WD	Q	I	01	241,000
GRANTOR: HENSON LISA M & MICAH						
GRANTEE: SYSKO FRANK S & EMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 PTO=[YR=2007] N10 W26 S10 E26$ W38 S18 FGR=[YR=2007] S2 W10 S21 E31 N3 FOP=[YR=2007] E7 N5 W7 S5$ N18 W18 N2 W3$ E3 S2 E18 S13 E19 N33$ PTR=E15 FUS=[YR=2007] E40 S33 W19 S8 W21 N41 $ 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
1	0812	CONCRETE C	0	100	0	0	1,119.00	SF	4.00	4.00	100	2007	2007	3	89	3,984	
2	0462	ST/AL FNC	0	100	0	0	420.00	SF	10.00	10.00	100	2008	2008	3	56	2,352	

LAND DESCRIPTION

TOTAL OB/XF 6,336

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	SFR	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS