LOT 79
IN OR 1444/508
TIMBER CREEK PLANTATION #2

JAIME PASTOR & MIROPI
75044 BROOKWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0079-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

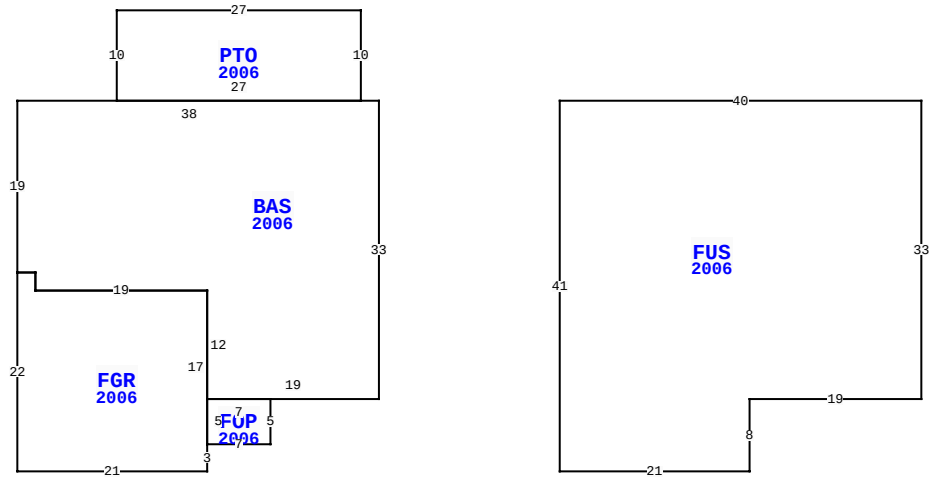
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	90,742
FGR	424	55	233	19,871
FOP	35	30	10	853
FUS	1,488	100	1,488	126,903
PTO	270	5	14	1,194
TOTALS	3,281		2,809	239,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,809	102.7200	92.70	260,394	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2008 Heated Area: 2552 HX Base Yr 2008



75044 BROOKWOOD DR, YULEE

BLD DATE	05/23/2011 KK	LGL DATE	
XF DATE	03/08/2007 JM	LAND DATE	03/08/2007 JM
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,562
TOTAL MARKET OB/XF VALUE		2,938
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		297,500
SOH/AGL Deduction		125,573
ASSESSED VALUE		171,927
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		116,927
TOTAL JUST VALUE		297,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011561	REPAIR/RRF	12,513	08/31/2021
B23598	REPAIR/RRF	1,876	05/01/2010
E17232	ELEC OTHER	1,500	05/01/2006
M11525	MECH OTHER	0	05/01/2006
C17575	CO ISSUED	179,857	04/01/2006
B17575	NEW CONSTR	179,857	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/0508	9/13/2006	WD	Q	I		256,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: JAIME PASTOR & MIRO						
1388/1119	2/13/2006	WD	U	V	19	269,400
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 PTO=[YR=2006] N10 W27 S10 E27$ W38 S19 FGR=[YR=2006] S22 E21 N3 FOP=[YR=2006] E7 N5 W7 S5$ N17 W 19 N2 W2 $ E2 S2 E19 S12 E19 N 33$ PTR=E20 FUS=[YR=2006] E40 S33 W19 S8 W21N41$ W20$.

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	642.00	SF	5.20	5.20	100	2006	2006	3	88	2,938	

LAND DESCRIPTION

TOTAL OB/XF 2,938

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 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS