LOT 87
IN OR 1476/788
TIMBER CREEK PLANTATION #2

COBB AARON L SR & VALERIE P
75069 BROOKWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

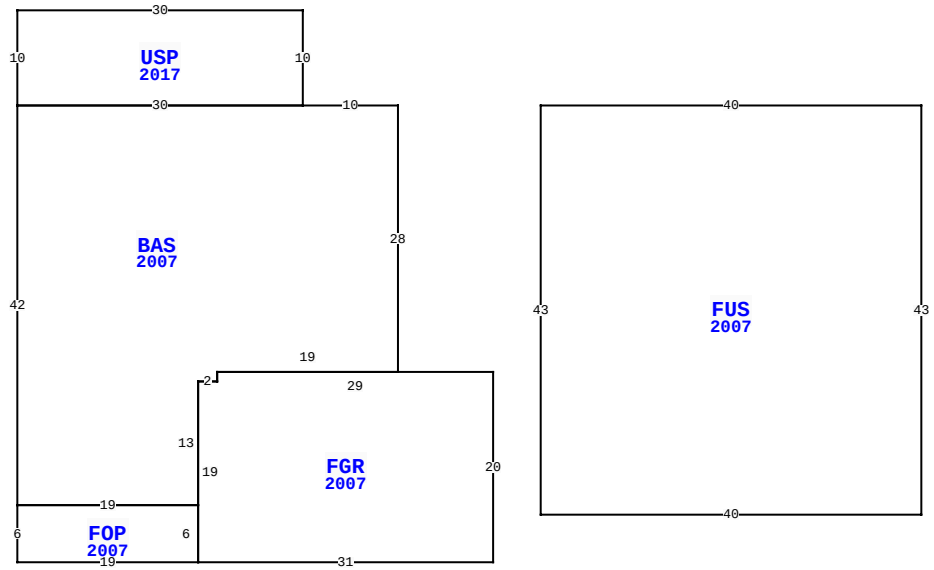
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100	1,388	114,450
FGR	618	55	340	28,036
FOP	114	30	34	2,803
FUS	1,720	100	1,720	141,825
USP	300	30	90	7,421
TOTALS	4,140		3,572	294,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,572	97.2000	87.72	313,336	2007	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2008 Heated Area: 3108 HX Base Yr 2008



75069 BROOKWOOD DR, YULEE

BLD DATE	09/26/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,536
TOTAL MARKET OB/XF VALUE		4,563
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		354,099
SOH/AGL Deduction		189,738
ASSESSED VALUE		164,361
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		109,361
TOTAL JUST VALUE		354,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003575	REPAIR/RRF	23,006	05/01/2019
B1632903	XFOB	6,696	08/01/2016
E17942	ELEC OTHER	1,500	08/01/2006
M11924	MECH OTHER	0	08/01/2006
P11389	OTHER	0	08/01/2006
C18182	CO ISSUED	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/0788	2/02/2007	WD	Q	I		281,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: COBB AARON L SR & V						
1416/1057	6/01/2006	WD	U	V	19	583,700
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 USP=[YR=2017] N10 W30 S10 E30$ W30 S42 FOP=[YR=2007] S6 E19 FGR=[YR=2007] E31 N20 W29 S1 W2 S19$ N6 W19$ E19 N13 E2 N1 E19 N28$ PTR=E15 FUS=[YR=2007] E40 S43 W40 N43$ 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	0811	CONCRETE B	0	100	0	0	986.00	SF	5.20	5.20	100	2007	2007	3	89	4,563	

LAND DESCRIPTION

TOTAL OB/XF 4,563

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 08/18/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS