LOT 91
IN OR 2193/613
TIMBER CREEK PLANTATION #2

ONEILL KENNETH
75037 BROOKWOOD DRIVE
YULEE, FL 32097

2023

11-2N-26-2051-0091-0000

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

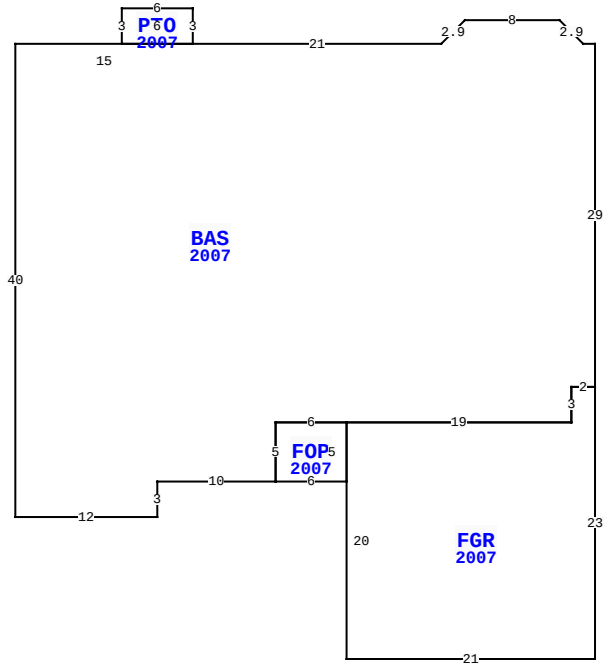
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	158,266
FGR	426	55	234	21,432
FOP	30	30	9	825
PTO	18	5	1	91
TOTALS	2,202		1,972	180,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	106.8200	96.41	190,121	2007	2012	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1728 HX Base Yr 2019



75037 BROOKWOOD DR, YULEE

BLD DATE	09/25/2007	JM	LGL DATE
XF DATE	09/25/2007	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,615
TOTAL MARKET OB/XF VALUE		4,486
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		240,101
SOH/AGL Deduction		67,089
ASSESSED VALUE		173,012
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,012
TOTAL JUST VALUE		240,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004608	REPAIR/RRF	8,824	05/29/2020
E19614	ELEC OTHER	1,500	07/01/2007
M13088	MECH OTHER	0	07/01/2007
P12442	OTHER	0	06/01/2007
C19978	CO ISSUED	0	05/01/2007
B19978	NEW CONSTR	141,702	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2191/0613	4/30/2018	WD	Q	I	02	177,000
GRANTOR: CHURCH CHRISTINE SHEE						
GRANTEE: ONEILL KENNETH						
1530/1795	10/17/2007	WD	Q	I		165,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SHEE CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W1 L2 U2 W8 D2 L2 W21 PTO=[YR=2007] N3 W6 S3 E6$ W15 S40 E12 N3 E10 FOP=[YR=2007] E6 N5 W6 S5$ N5 E6 FGR=[YR=2007] S20 E21 N23 W2 S3 W19$ E19 N3 E2 N29$.

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	1,260.00	SF	4.00	4.00	100	2007	2007	3	89	4,486	

LAND DESCRIPTION

TOTAL OB/XF 4,486

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 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