LOT 66
IN OR 1527/1588
TIMBER CREEK PLANTATION #2

LAROU JEFFREY A/GIUDICE ELIANA L
604 PARK GLEN LN
MANSFIELD, TX 76063

2024

11-2N-26-2051-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

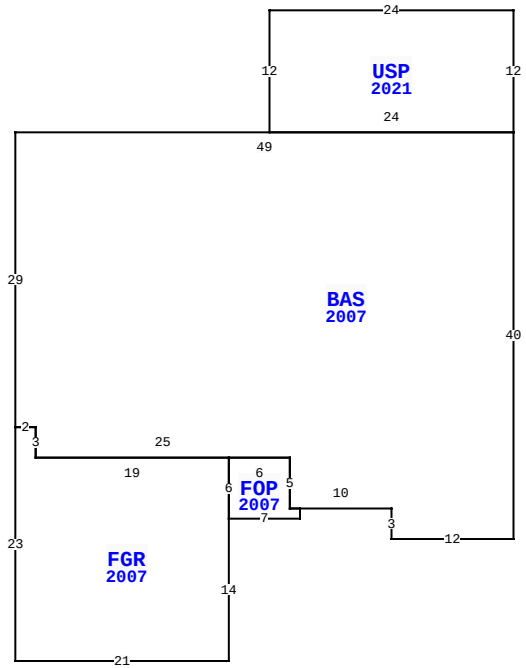
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,708	100	1,708	159,462
FGR	426	55	234	21,846
FOP	37	30	11	1,027
USP	288	30	86	8,029
TOTALS	2,459		2,039	190,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	106.8200	101.48	206,918	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1708 HX Base Yr



BLD DATE	09/27/2007	JM	LGL DATE
XF DATE	09/27/2007	JM	LAND DATE
INC DATE			AG DATE

75198 BROOKWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	190,365
TOTAL MARKET OB/XF VALUE	3,336
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	248,701
SOH/AGL Deduction	103,831
ASSESSED VALUE	144,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,870
TOTAL JUST VALUE	248,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19491	ELEC OTHER	1,500	06/01/2007
M13058	MECH OTHER	0	06/01/2007
C19847	CO ISSUED	142,164	05/01/2007
B19847	NEW CONSTR	142,164	05/01/2007
P12363	OTHER	0	05/01/2007
R10322	REPAIR/RRF	2,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1588	9/28/2007	WD	Q	I		173,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LAROU JEFFREY A & E						
1436/0842	8/10/2006	WD	U	V	19	134,700
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W49 S29 E2 S3 E25 S5 E10 S3 E12 N40 $
FGR=[YR=2007;ORIG=-49,29] S23 E21 N14 N6 W19 N3 W2 $
USP=[YR=2021;ORIG=0,0] N12 W24 S12 E24 $
FOP=[YR=2007;ORIG=-28,38] E7 N1 W1 N5 W6 S6 $
.

EXTRA FEATURES

L N	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	0	0	0	729.00	SF	5.20	5.20	100	2007	2007	3	88	3,336	

LAND DESCRIPTION

TOTAL OB/XF 3,336

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0003	PUD	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 08/06/2024 BY SYS