

LOT 70
TIMBER CREEK PLANTATION #2
PB 7/165

DEBERRY SKYLAR J & JESSICA LEE
75156 BROOKWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0070-0000



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		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	2,308	100	2,308	204,149
FGR	445	55	245	21,671
FOP	80	30	24	2,123
PTO	209	5	10	885
TOTALS	3,042		2,587	228,828

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,587	101.7600	96.67	250,085	2006	2006	0	0	0	8.50	91.50
1 SINGLE FAM - 0% - 2023 Heated Area: 2308 HX Base Yr												
75156 BROOKWOOD DR, YULEE												
BLD DATE		03/08/2007		JM		LGL DATE		03/08/2007 JM				
XF DATE		03/08/2007		JM		LAND DATE						
INC DATE						AG DATE						

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					228,828				
TOTAL MARKET OB/XF VALUE					7,991				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					291,819				
SOH/AGL Deduction					0				
ASSESSED VALUE					291,819				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					291,819				
TOTAL JUST VALUE					291,819				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					281,993				