LOT 71
TIMBER CREEK PLANTATION #2
PB 7/165

PLATO MANDA LYNN L/E/
75144 BROOKWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0071-0000

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 70
Interior Floo	11	CLAY TILE 30
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

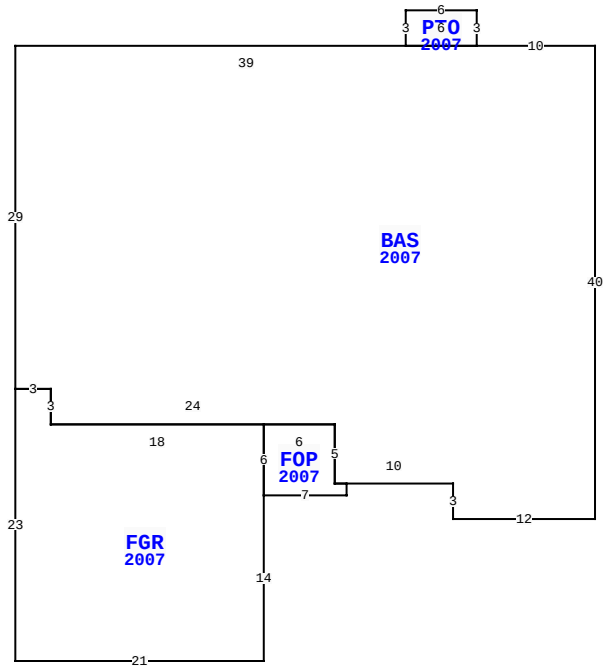
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	1,705	167,564
FGR	429	55	236	23,194
FOP	37	30	11	1,081
PTO	18	5	1	98
TOTALS	2,189		1,953	191,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	110.6420	105.11	205,280	2007	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1705 HX Base Yr



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

75144 BROOKWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	191,937
TOTAL MARKET OB/XF VALUE	5,091
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	252,028
SOH/AGL Deduction	0
ASSESSED VALUE	252,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,028
TOTAL JUST VALUE	252,028
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19353	ELEC OTHER	1,500	06/01/2007
M12982	MECH OTHER	0	06/01/2007
M12982	MECH OTHER	0	06/01/2007
C19844	CO ISSUED	142,164	05/01/2007
B19844	NEW CONSTR	142,164	05/01/2007
P12353	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/1839	6/17/2024	WD	U	I	11	100
GRANTOR: PLATO MAUREEN TRUSTEE						
GRANTEE: PLATO MANDA LYNN						
2602/1074	11/01/2022	WD	U	I	11	100
GRANTOR: PLATO MAUREEN LIVING						
GRANTEE: PLATO MANDA LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 PTO=[YR=2007] N3 W6 S3 E6$ W39 S29
FGR=[YR=2007] S23 E21 N14 FOP=[YR=2007] E7 N1 W1 N5 W6 S6$ N6 W18 N3 W3$ E3 S3 E24 S5 E10 S3 E12 N40$.

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	0	0	0	672.00	SF	5.20	5.20	100	2007	2007	3	88	3,075	
2	0462	ST/AL FNC	0	0	0	0	360.00	SF	10.00	10.00	100	2009	2009	3	56	2,016	

LAND DESCRIPTION

TOTAL OB/XF 5,091

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS