

ARROYO JOSE & CYNTHIA
75132 BROOKWOOD DRIVE
YULEE, FL 32097

11-2N-26-2051-0072-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0100 01 2,483 102.7200 97.58 242,291 2007 2007 0 0 8.00 92.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2008 Heated Area: 2216 HX Base Yr 2008										BUILDING MARKET VALUE 222,908									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 5,240									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 55,000									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 283,148									
Interior Floo 08 SHT VINYL 20																				SOH/AGL Deduction 118,493									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 164,655									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms																				BASE TAXABLE VALUE 114,655									
Bathrooms																				TOTAL JUST VALUE 283,148									
Frame																				NCON VALUE 0									
Stories																				INCOME VALUE									
Units																				PREVIOUS YEAR MKT VALUE 273,342									
Occupancy																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				E19447 ELEC OTHER 1,500 06/01/2007									
MAP NUM MKT AREA 05																				M13032 MECH OTHER 0 06/01/2007									
NEIGHBORHOOD/LOC 5005.00																				C19854 CO ISSUED 0 05/01/2007									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B19854 NEW CONSTR 177,672 05/01/2007									
BAS 2,216 100 2,216 198,938																				P12366 OTHER 0 05/01/2007									
FGR 429 55 236 21,187																				R10327 REPAIR/RRF 2,000 05/01/2007									
FOP 100 30 30 2,693																													
PTO 18 5 1 90																													
TOTALS 2,763 2,483 222,908																													
EXTRA FEATURES										75132 BROOKWOOD DR, YULEE										SALES DATA									
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										BLD DATE 09/27/2007 JM LGL DATE										OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE									
1 0811 CONCRETE B 0 100 0 0 704.00 SF 5.20 5.20 100 2007 2007 3 88 3,222										XF DATE 09/27/2007 JM LAND DATE										1533/0538 10/31/2007 WD Q I 200,000									
2 0462 ST/AL FNC 0 100 0 0 388.00 SF 10.00 10.00 100 2008 2008 3 52 2,018										INC DATE										AG DATE									
																				GRANTOR: KB HOME JACKSONVILLE									
																				GRANTEE: ARROYO JOSE & CYNTH									
																				1487/0984 3/26/2007 WD U V 19 512,900									
																				GRANTOR: TIMBER CREEK LLC									
																				GRANTEE: KB HOME JACKSONVILL									
																				BUILDING NOTES									
																				BUILDING DIMENSIONS									
																				BAS=[YR=2007] W18 PTO=[YR=2007] N3 W6 S3 E6\$ W10 L2 U2 W8 D2 L2 W9 S45 FGR=[YR=2007] S20 E21 N23 W3 S3 W18\$ E18 N3 E3 S3 E8 FOP=[YR=2007] S5 E20 N5 W20\$ E20 N45\$.									
LAND DESCRIPTION										TOTAL OB/XF 5,240																			
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 100 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									