LOT 77
IN OR 2205/699
TIMBER CREEK PLANTATION #2

MILLER CURTIS
75084 BROOKWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0077-0000

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

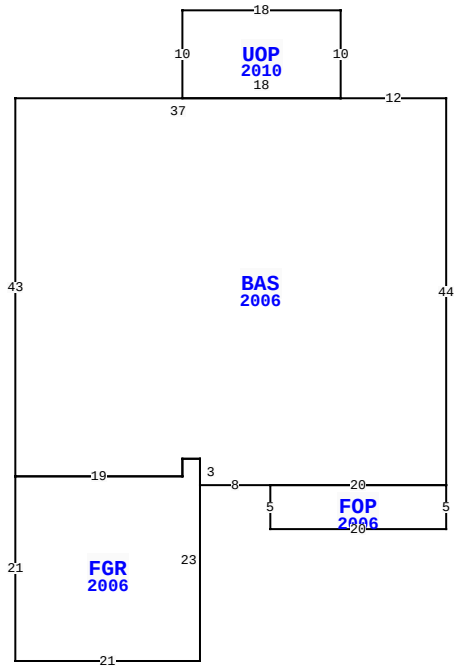
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,131	100	2,131	194,245
FGR	445	55	245	22,332
FOP	100	30	30	2,735
UOP	180	20	36	3,281
TOTALS	2,856		2,442	222,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,442	104.8600	99.62	243,272	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2131 HX Base Yr 2021



75084 BROOKWOOD DR, YULEE

BLD DATE	01/12/2010 KK	LGL DATE	
XF DATE	03/08/2007 JM	LAND DATE	03/08/2007 JM
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,594
TOTAL MARKET OB/XF VALUE		3,248
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		280,842
SOH/AGL Deduction		62,656
ASSESSED VALUE		218,186
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,186
TOTAL JUST VALUE		280,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22615	XFOB	4,876	06/01/2009
M12001	MECH OTHER	0	09/01/2006
C18308	CO ISSUED	172,062	08/01/2006
B18308	NEW CONSTR	172,062	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/0699	6/18/2018	QC	U	I	11	100
GRANTOR: MILLER CURTIS & CATRE						
GRANTEE: MILLER CURTIS						
1469/1513	1/05/2007	WD	U	I	21	210,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MILLER CURTIS & CAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 UOP=[YR=2010] N10 W18 S10 E18$ W37 S43
FGR=[YR=2006] S21 E21 N23 W2 S2 W19$ E19 N2 E2 S3 E8
FOP=[YR=2006] S5 E20 N5 W20$ E20 N44$.

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	100	0	0	718.00	SF	5.20	5.20	100	2006	2006	3	87	3,248	

LAND DESCRIPTION

TOTAL OB/XF 3,248

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	000100	C	SFR	100		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