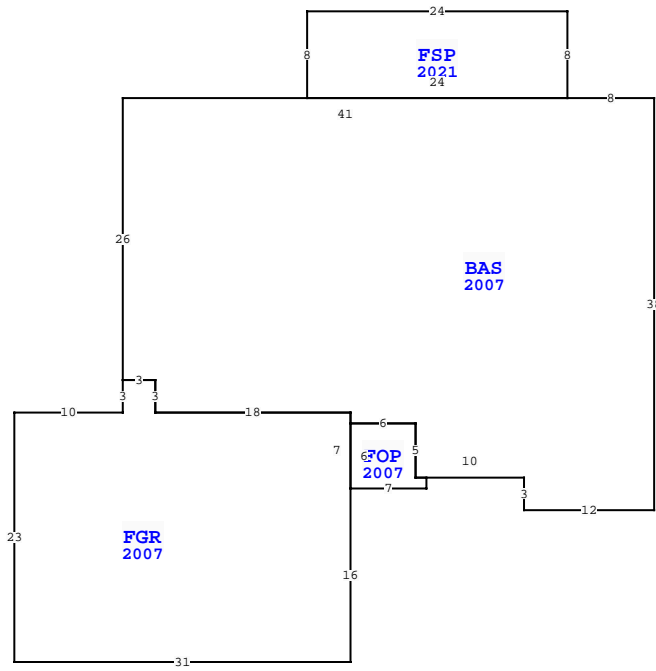


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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
BAS	1,586	100	1,586
FGR	722	55	397
FOP	37	30	11
FSP	192	40	77
TOTALS	2,537		2,071
			218,178

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,071	120.5400	114.51	237,150	2007	2007	0	0	8.00	92.00		
1 SINGLE FAM - 0% - 2024 Heated Area: 1586 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			218,178
TOTAL MARKET OB/XF VALUE			3,854
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			277,032
SOH/AGL Deduction			0
ASSESSED VALUE			277,032
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			277,032
TOTAL JUST VALUE			277,032
NCON VALUE			23,054
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18159	ELEC OTHER	1,500	10/01/2006
M12119	MECH OTHER	0	10/01/2006
P11419	OTHER	0	08/01/2006
C18257	CO ISSUED	0	07/01/2006
R09554	REPAIR/RRF	2,000	07/01/2006
B18257	NEW CONSTR	159,654	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2716/1158	6/05/2024	SW U	I	11	100	
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2024-2 BOR						
2650/1653	6/27/2023	WD Q	I	01	330,000	
GRANTOR: BUCKLES RALPH T & EMI						
GRANTEE: SFR JV-2 PROPERTY L						

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	0812	CONCRETE C	0	0	0	0		4.00	100	2007	2007	3	88	3,854	

75177 BROOKWOOD DR, YULEE

BLD DATE	09/26/2007	JM	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2007] W8 FSP=[YR=2021] N8 W24 S8 E24\$ W41 S26													
FGR=[YR=2007] S3 W10 S23 E31 N16 FOP=[YR=2007] E7 N1 W1 N5													
W6 S6\$ N7 W18 N3 W3\$ E3 S3 E18 S1 E6 S5 E10 S3 E12 N38\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							