LOT 86
IN OR 1496/582
TIMBER CREEK PLANTATION #2

MONTANARO ROBERT J & HEATHER L
75081 BROOKWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0086-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

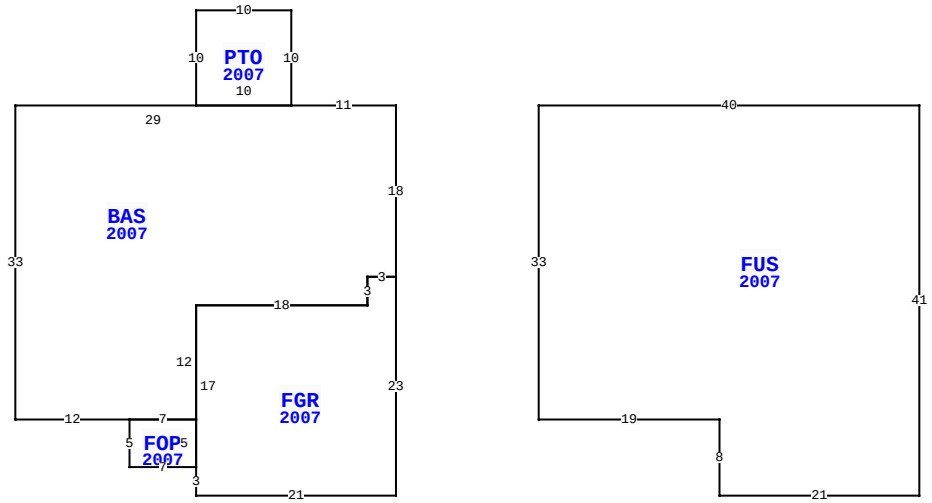
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,059	100	1,059	95,070
FGR	429	55	236	21,187
FOP	35	30	10	898
FUS	1,488	100	1,488	133,583
PTO	100	5	5	449
TOTALS	3,111		2,798	251,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,798	102.7200	97.58	273,029	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2008 Heated Area: 2547 HX Base Yr 2008



BLD DATE	10/23/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

75081 BROOKWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,187
TOTAL MARKET OB/XF VALUE		3,103
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		309,290
SOH/AGL Deduction		131,918
ASSESSED VALUE		177,372
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,372
TOTAL JUST VALUE		309,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17941	ELEC OTHER	1,500	08/01/2006
M11923	MECH OTHER	0	08/01/2006
P11391	OTHER	0	08/01/2006
C18183	CO ISSUED	0	07/01/2006
R09518	REPAIR/RRF	2,000	07/01/2006
B18183	NEW CONSTR	200,376	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/0582	5/02/2007	WD	Q	I		240,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MONTANARO ROBERT J						
1416/1057	6/01/2006	WD	U	V	19	583,700
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11 PTO=[YR=2007] N10 W10 S10 E10$ W29 S33 E12 FOP=[YR=2007] S5 E7 FGR=[YR=2007] S3 E21 N23 W3 S3 W18 S17$ N5 W7$ E7 N12 E18 N3 E3 N18$ PTR=E15 FUS=[YR=2007] E40 S41 W21 N8 W19 N33$ W15$.

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	678.00	SF	5.20	5.20	100	2007	2007	3	88	3,103	

LAND DESCRIPTION

TOTAL OB/XF 3,103

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	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