LOT 88
IN OR 2241/617
TIMBER CREEK PLANTATION #2

HUNT JOSHUA HARRISON & ASHTON TORI
75061 BROOKWOOD DRIVE
YULEE, FL 32097

2024

11-2N-26-2051-0088-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

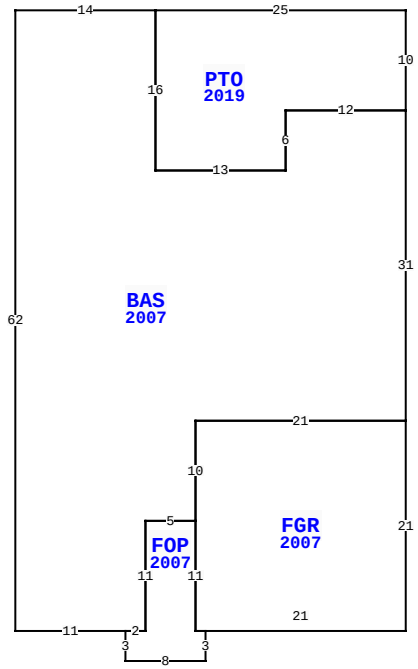
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100	1,594	156,104
FGR	441	55	243	23,798
FOP	79	30	24	2,351
PTO	328	5	16	1,567
TOTALS	2,442		1,877	183,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,877	110.2500	104.74	196,597	2007	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1594 HX Base Yr 2019



75061 BROOKWOOD DR, YULEE

BLD DATE	09/25/2007	JM	LGL DATE	
XF DATE	09/25/2007	JM	LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,818
TOTAL MARKET OB/XF VALUE		3,720
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		242,538
SOH/AGL Deduction		66,174
ASSESSED VALUE		176,364
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,364
TOTAL JUST VALUE		242,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18358	ELEC OTHER	1,500	11/01/2006
M12244	MECH OTHER	0	11/01/2006
C18678	CO ISSUED	0	10/01/2006
B18678	NEW CONSTR	137,940	10/01/2006
P11656	OTHER	0	10/01/2006
R09805	REPAIR/RRF	2,000	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2241/0617	12/03/2018	WD	Q	I	02	225,000
GRANTOR: DAVIS TERRELL K & LAU						
GRANTEE: HUNT JOSHUA HARRISO						
1479/0600	2/16/2007	WD	Q	I		187,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DAVIS TERRELL K & L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N10 W25 S16 E13 N6 E12$ BAS=[YR=2007] W12 S6 W13 N16 W14 S62E11 FOP=[YR=2007] S3 E8 N3 W1 N11 W5 S11 W2$ E2 N11 E5 FGR=[YR=2007] S11E21 N21 W21 S10$ N10 E21 N31$.

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	813.00	SF	5.20	5.20	100	2007	2007	3	88	3,720	

LAND DESCRIPTION

TOTAL OB/XF 3,720

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	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