

SCOTT JAMES L & JULIE A
75055 BROOKWOOD DR
YULEE, FL 32097

11-2N-26-2051-0089-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0100 01 1,967 106.8200 101.48 199,611 2007 2007 0 0 8.00 92.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2023 Heated Area: 1724 HX Base Yr 2023										Tax Group: 4 Tax Dist:									
Roof Cover 05 COMP SHNGL 100																				BUILDING MARKET VALUE 183,642									
Interior Wall 03 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 9,269									
Interior Floo 14 CARPET 80																				TOTAL LAND VALUE - MARKET 55,000									
Interior Floo 08 SHT VINYL 20																				TOTAL MARKET VALUE 247,911									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 758									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 247,153									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 197,153									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 247,911									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 239,954									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				22006596 REPAIR/RRF 15,000 04/27/2022									
MAP NUM MKT AREA 05																				B24814 ADDITION 3,281 06/01/2011									
NEIGHBORHOOD/LOC 5005.00																				E19610 ELEC OTHER 1,500 07/01/2007									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				M13087 MECH OTHER 0 07/01/2007									
BAS 1,724 100 1,724 160,956																				P12443 OTHER 0 06/01/2007									
FGR 426 55 234 21,846																				C19977 CO ISSUED 141,702 05/01/2007									
FOP 30 30 9 840																													
TOTALS 2,180 1,967 183,642																				SALES DATA									
EXTRA FEATURES 75055 BROOKWOOD DR, YULEE																				OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
																				2562/0375 5/10/2022 WD Q I 01 338,000									
																				GRANTOR: HEFLEY KATHERINE S									
																				GRANTEE: SCOTT JAMES L & JUL									
																				2208/1800 7/06/2018 WD Q I 02 205,000									
																				GRANTOR: BRANDON JOSEPH R									
																				GRANTEE: HEFLEY KATHERINE S									
																				BUILDING NOTES									
																				BUILDING DIMENSIONS									
																				BAS=[YR=2007] W32 L2 U2 W6 D2 L2 W7 S40 E12N3 E10									
																				FOP=[YR=2007] E6 N5 W6 S5\$ N5E6 FGR=[YR=2007] S20 E21 N23 W2									
																				S3 W19\$ E19 N3 E2 N29\$.									
LAND DESCRIPTION										TOTAL OB/XF 9,269																			
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 05/10/2022 BY KBA										Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000										PRINTED 08/06/2024 BY SYS									