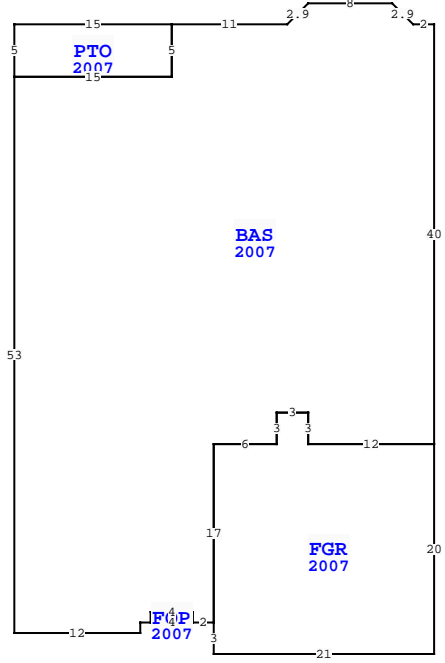


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,867	100	1,867
FGR	429	55	236
FOP	4	30	1
PTO	75	5	4
TOTALS	2,375		2,108
			195,002

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,108	105.8400	100.55	211,959	2007	2007	0	0	8.00	92.00
1 SINGLE FAM - 0% - 2024 Heated Area: 1867 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	195,002		
TOTAL MARKET OB/XF VALUE	3,075		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	253,077		
SOH/AGL Deduction	0		
ASSESSED VALUE	253,077		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	253,077		
TOTAL JUST VALUE	253,077		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	244,364		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19615	ELEC OTHER	1,500	07/01/2007
M13089	MECH OTHER	0	07/01/2007
C19931	CO ISSUED	0	05/01/2007
B19931	NEW CONSTR	156,090	05/01/2007
P12411	OTHER	0	05/01/2007
R10377	REPAIR/RRF	0	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/610	7/11/2023	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2023-1 BOR						
2579/0583	7/20/2022	WD	Q	I	01	350,100
GRANTOR: HERRERA ALEJO & ALYCI						
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	0811	CONCRETE B	0	0	0	672.00	SF	5.20	5.20	100	2007	2007	3	88	3,075	

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

75013 BROOKWOOD DR, YULEE

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2007] W2 L2 U2 W8 D2 L2 W11 PTO=[YR=2007] W15 S5 E15 N5\$ S5 W15 S53 E12 N1E1 FOP=[YR=2007] E4 N1 W4 S1\$ N1 E4 S1 E2 FGR=[YR=2007] S3 E21 N20 W12 N3 W3 S3 W6 S17\$ N17 E6 N3 E3 S3 E12 N40\$.

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	DPH 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							