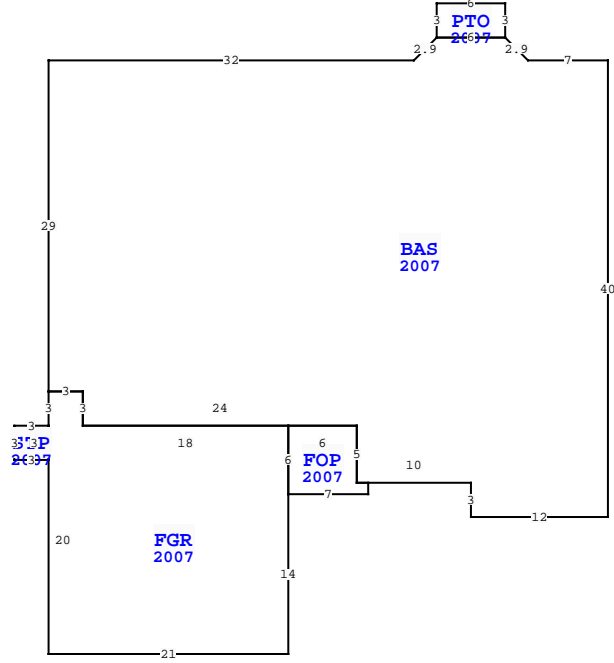




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	1,721	100	2007
FGR	429	55	2007
FOP	37	30	2007
PTO	18	5	2007
STP	9	10	2007
TOTALS	2,214		
			1,970
			195,705

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,970	106.8200	106.82	210,435	2007	2010	0	0	0	7.00	93.00	
1 SINGLE FAM - 0% - 2025													
Heated Area: 1721													
HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			195,705
TOTAL MARKET OB/XF VALUE			3,588
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			254,293
SOH/AGL Deduction			0
ASSESSED VALUE			254,293
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			254,293
TOTAL JUST VALUE			254,293
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18590	ELEC OTHER	1,500	01/01/2007
M12365	MECH OTHER	0	01/01/2007
C19163	CO ISSUED	0	12/01/2006
B19163	NEW CONSTR	142,164	12/01/2006
P11850	OTHER	0	12/01/2006
R09941	REPAIR/RRF	2,000	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/0416	2/28/2019	WD Q	Q	I	01	224,000
GRANTOR: PEACOCK RICHARD L & L						
GRANTEE: BRILLHART JOHN A &						
1493/0490	4/18/2007	WD Q	Q	I		189,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PEACOCK RICHARD 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
1	0811	CONCRETE B	0	0	0	793.00	SF	5.20	5.20	100	2007	2007	3	87

TOTAL OB/XF														3,588
75176 BROOKWOOD DR, YULEE														
BLD DATE 09/27/2007 JM LGL DATE														
XF DATE 09/27/2007 JM LAND DATE														
INC DATE AG DATE														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2007] W7 L2 U2 PTO=[YR=2007] N3 W6 S3 E6\$ W6 D2													
L2 W32 S29 FGR=[YR=2007] S3 STP=[YR=2007] W3 S3 E3 N3\$ S20													
E21 N14 FOP=[YR=2007] E7 N1 W1 N5 W6 S6\$ N6 W18 N3 W3\$ E3 S3													
E24 S5 E10 S3 E12 N40\$.													

LAND DESCRIPTION														TOTAL OB/XF											3,588
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	000134	C	RES POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								