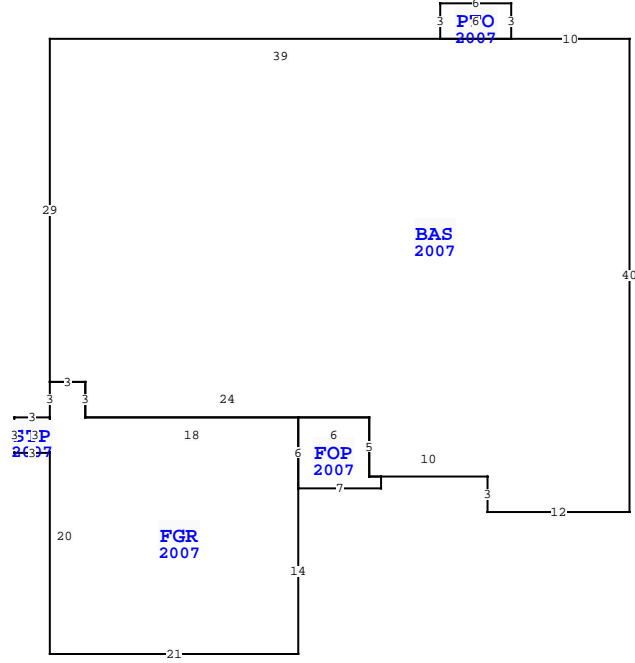


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,705	100	2007
FGR	429	55	2007
FOP	37	30	2007
PTO	18	5	2007
STP	9	10	2007
TOTALS	2,198		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,954	106.8200	106.82	208,726	2007	2007	0	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2012 Heated Area: 1705 HX Base Yr 2012												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		190,984	
TOTAL MARKET OB/XF VALUE		7,103	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		253,087	
SOH/AGL Deduction		105,400	
ASSESSED VALUE		147,687	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		96,965	
TOTAL JUST VALUE		253,087	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,900	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17946	ELEC OTHER	1,500	08/01/2006
M11976	MECH OTHER	0	08/01/2006
P11420	OTHER	0	08/01/2006
C18255	CO ISSUED	0	07/01/2006
R09553	REPAIR/RRF	2,000	07/01/2006
B18255	NEW CONSTR	159,654	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1745/1121	6/20/2011	WD Q	Q	I	01	143,500
GRANTOR: BROWN JOSHUA R & CATH						
GRANTEE: JONES PAMELIA LATOY						
1482/0528	3/02/2007	WD Q	Q	I		227,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BROWN JOSHUA R & CA						

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	100	0	0		5.20	5.20	100	2007	2007	3	87	3,239	
2	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2007	2007	3	44	3,450	
3	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2007	2007	3	69	414	

BLD DATE	09/27/2007	JM	LGL DATE	
XF DATE	09/27/2007	JM	LAND DATE	
INC DATE			AG DATE	

75166 BROOKWOOD DR, YULEE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W10 PTO=[YR=2007] N3 W6 S3 E6\$ W39 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												
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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								