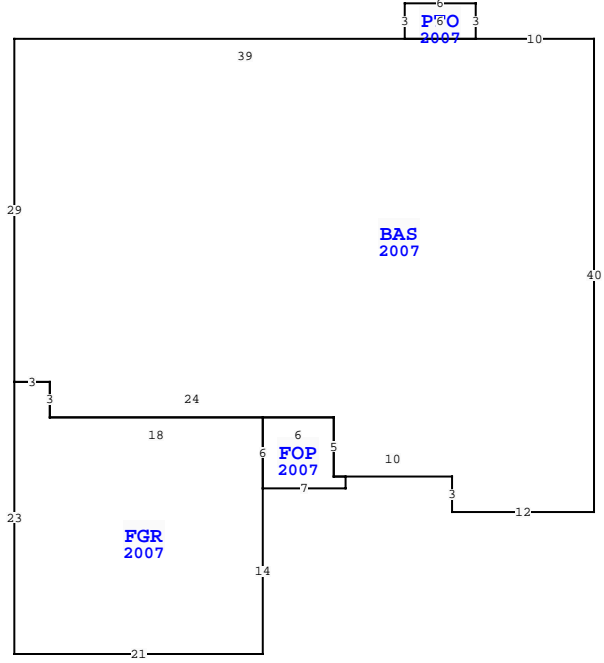


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
TOTALS	2,189		
		1,953	200,001

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,953	111.9160	111.92	218,580	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2025 Heated Area: 1705 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		200,001	
TOTAL MARKET OB/XF VALUE		4,912	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		259,913	
SOH/AGL Deduction		0	
ASSESSED VALUE		259,913	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		209,191	
TOTAL JUST VALUE		259,913	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,028	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19353	ELEC OTHER	1,500	06/01/2007
M12982	MECH OTHER	0	06/01/2007
M12982	MECH OTHER	0	06/01/2007
C19844	CO ISSUED	142,164	05/01/2007
B19844	NEW CONSTR	142,164	05/01/2007
P12353	OTHER	0	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/1839	6/17/2024	WD	U	I	11	100
GRANTOR: PLATO MAUREEN TRUSTEE						
GRANTEE: PLATO MANDA LYNN						
2602/1074	11/01/2022	WD	U	I	11	100
GRANTOR: PLATO MAUREEN LIVING						
GRANTEE: PLATO MANDA LYNN						

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	672.00	SF	5.20	5.20	100	2007	2007	3	87	3,040	
2	0462	ST/AL FNC	0	100	0	360.00	SF	10.00	10.00	100	2009	2009	3	52	1,872	

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

75144 BROOKWOOD DR, YULEE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W10 PTO=[YR=2007] N3 W6 S3 E6\$ W39 S29	
FGR=[YR=2007] S23 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															4,912							
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							