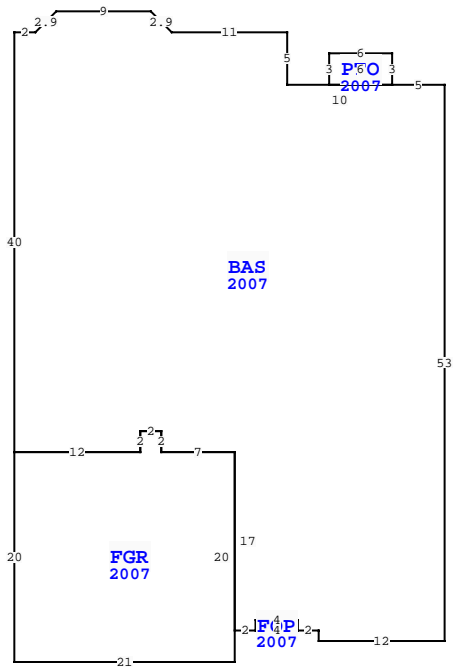


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,931	100	2007
FGR	424	55	2007
FOP	4	30	2007
PTO	18	5	2007
TOTALS	2,377		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,166	105.8400	105.84	229,249	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2008 Heated Area: 1931 HX Base Yr 2008											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			209,763
TOTAL MARKET OB/XF VALUE			4,116
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			268,879
SOH/AGL Deduction			141,045
ASSESSED VALUE			127,834
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			72,112
TOTAL JUST VALUE			268,879
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			259,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19092	ELEC OTHER	1,500	04/01/2007
M12835	MECH OTHER	0	04/01/2007
C19599	CO ISSUED	0	03/01/2007
R10161	REPAIR/RRF	2,000	03/01/2007
B19599	NEW CONSTR	151,140	03/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/1783	1/09/2024	QC	U	I	11	100
GRANTOR: MCGREW DOROTHY T						
GRANTEE: MCGREW JOHN GREGORY						
1509/0001	6/29/2007	WD	Q	I		190,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MCGREW JOHN G & DOR						

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	652.00	SF	5.20	5.20	100	2007	2007	3	87	2,950	
2	0462	ST/AL FNC	0	100	0	243.00	SF	10.00	10.00	100	2008	2008	3	48	1,166	
TOTALS															4,116	

BLD DATE		09/26/2007	JM	LGL DATE
XF DATE		LAND DATE		
INC DATE		AG DATE		

BUILDING NOTES	
75114 BROOKWOOD DR, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2007] W5 PTO=[YR=2007] N3 W6 S3 E6 \$ W10 N5 W11 L2 U2 W9 D2 L2 W2 S40 FGR=[YR=2007] S20 E21 N20 W7 N2 W2 S2 W12\$ E12 N2 E2 S2 E7 S17 E2 FOP=[YR=2007] E4 N1 W4 S1\$ N1 E4 S1 E2 S1 E12 N53\$.	

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							