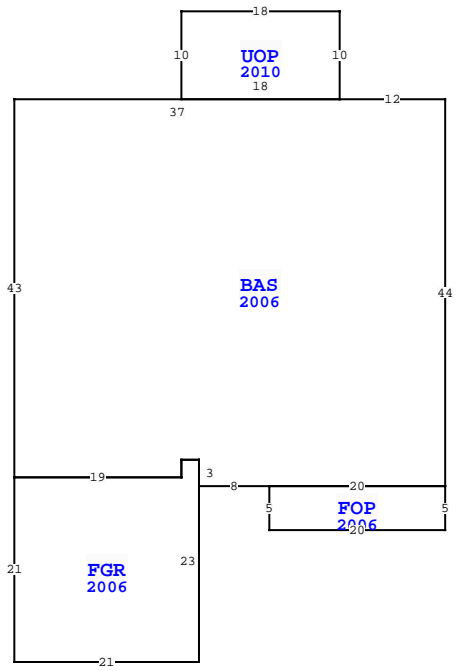


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,131	100	2006
FGR	445	55	2006
FOP	100	30	2006
UOP	180	20	2010
TOTALS	2,856		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2021								
				Heated Area: 2131							
					HX Base Yr 2021						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			233,022
TOTAL MARKET OB/XF VALUE			3,211
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			291,233
SOH/AGL Deduction			66,720
ASSESSED VALUE			224,513
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			173,791
TOTAL JUST VALUE			291,233
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22615	XFOB	4,876	06/01/2009
M12001	MECH OTHER	0	09/01/2006
C18308	CO ISSUED	172,062	08/01/2006
B18308	NEW CONSTR	172,062	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/8	1/11/2025	WD	Q	I	01	342,000
GRANTOR: MILLER CURTIS						
GRANTEE: ROBERSON KATHRYN LE						
2205/0699	6/18/2018	QC	U	I	11	100
GRANTOR: MILLER CURTIS & CATRE						
GRANTEE: MILLER CURTIS						

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			718.00	SF	5.20				5.20	3,211

BLD DATE		01/12/2010	KK	LGL DATE	
XF DATE		03/08/2007	JM	LAND DATE	03/08/2007
INC DATE				AG DATE	JM

BUILDING NOTES	
75084 BROOKWOOD DR, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2006] W12 UOP=[YR=2010] N10 W18 S10 E18\$ W37 S43	
FGR=[YR=2006] S21 E21 N23 W2 S2 W19\$ E19 N2 E2 S3 E8	
FOP=[YR=2006] S5 E20 N5 W20\$ E20 N44\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,211							
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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							