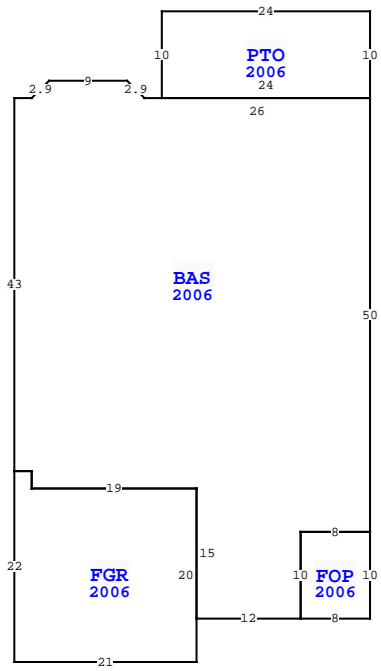


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2,083	100	2006
FGR	424	55	2006
FOP	80	30	2006
PTO	240	5	2006
TOTALS	2,827		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2009 Heated Area: 2083 HX Base Yr 2009											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			232,824
TOTAL MARKET OB/XF VALUE			3,117
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			290,941
SOH/AGL Deduction			125,399
ASSESSED VALUE			165,542
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			114,820
TOTAL JUST VALUE			290,941
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305341	ROOF	15,000	04/23/2023
C0618048	CO ISSUED	180,444	07/01/2006
E17770	ELEC OTHER	1,500	07/01/2006
M11819	MECH OTHER	0	07/01/2006
P11301	OTHER	0	07/01/2006
B0618048	NEW CONSTR	180,444	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1601/1023	11/19/2008	WD	U	I	17	164,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WOOLARD BRIAN D						
1601/1021	10/17/2008	QC	U	I	17	100
GRANTOR: COUNTRYWIDE HOME LOAN						
GRANTEE: FANNIE MAE A/K/A FE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	697.00	SF	5.20	5.20	100	2006

BUILDING NOTES	
75074 BROOKWOOD DR, YULEE	

BUILDING DIMENSIONS	
PTO=[YR=2006] N10 W24 S10 E24\$ BAS=[YR=2006]W 26 L2 U2 W9 D2 L2 W2 S43 FGR=[YR=2006] S22 E21 N20 W19 N2 W2\$ E2 S2 E19 S15 E12 FOP=[YR=2006] E8 N10 W8 S10\$ N10 E8N50\$.	

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	DPHT 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							