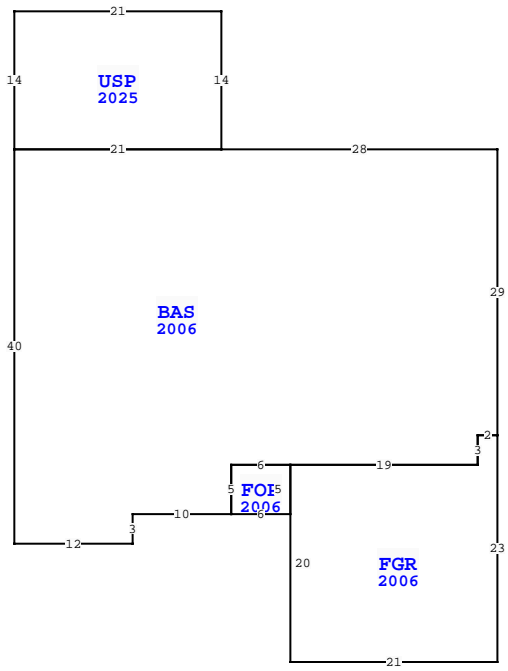


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
16	WD FR STUC 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 80				
08	SHT VINYL 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
02	WOOD FRAME 100				
1.	1. 100				
	0 100				
00	NONE 100				
03	Quality Level 03				
0100	SINGLE FAMILY				
	MKT AREA		05		
	NEIGHBORHOOD/LOC		5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	2006	1,708	166,029
FGR	426	55	2006	234	22,746
FOP	30	30	2006	9	875
USP	294	30	2025	88	8,554
TOTALS	2,458			2,039	198,203

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,039	106.8200	106.82	217,806	2006	2006	0	0	0	9.00	91.00
1 SINGLE FAM - 100% - 2025 Heated Area: 1708 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				198,203
TOTAL MARKET OB/XF VALUE				3,045
TOTAL LAND VALUE - MARKET				55,000
TOTAL MARKET VALUE				256,248
SOH/AGL Deduction				0
ASSESSED VALUE				256,248
TOTAL EXEMPTION VALUE	13			256,248
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				256,248
NCON VALUE				8,555
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				239,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24000808	USP (14.6 X 20.6	11,556	01/23/2024
E18091	ELEC OTHER	1,500	09/01/2006
M12062	MECH OTHER	0	09/01/2006
P11514	OTHER	0	09/01/2006
C18416	CO ISSUED	0	08/01/2006
B18416	NEW CONSTR	142,154	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/0756	2/02/2007	WD	Q	I		202,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GOLSTON TONYE C						
1430/0898	7/25/2006	WD	U	V	19	134,700
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

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	100	2006	2006	3	86	3,045	

75159 BROOKWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2006;ORIG=0,0] W28 W21 S40 E12 N3 E10 N5 E6 E19 N3 E2 N29 \$												
FGR=[YR=2006;ORIG=-21,32] S20 E21 N23 W2 S3 W19 \$												
FOP=[YR=2006;ORIG=-27,37] E6 N5 W6 S5 \$												
USP=[YR=2025;ORIG=-49,0] E21 N14 W21 S14 \$												

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	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								