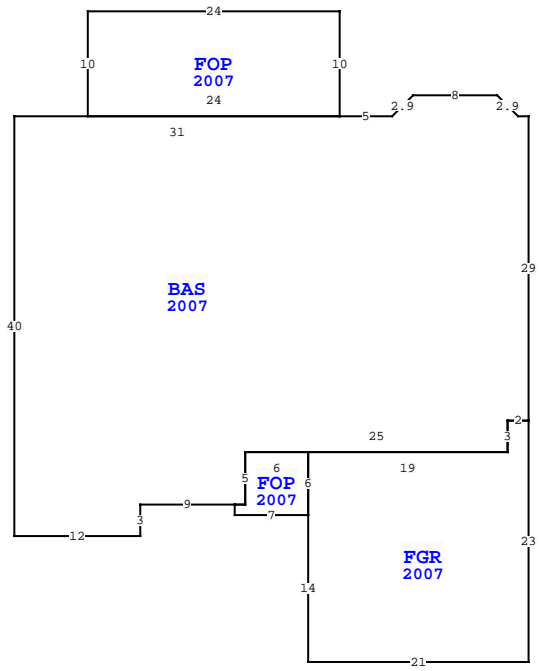


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,728	100	2007
FGR	426	55	2007
FOP	37	30	2007
FOP	240	30	2007
TOTALS	2,431		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,045	109.3680	109.37	223,662	2007	2007	0	0	8.50	91.50	
1 SINGLE FAM - 0% - 2023 Heated Area: 1728 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	204,651		
TOTAL MARKET OB/XF VALUE	3,008		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	262,659		
SOH/AGL Deduction	0		
ASSESSED VALUE	262,659		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	262,659		
TOTAL JUST VALUE	262,659		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	258,833		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005964	REPAIR/RRF	14,000	05/11/2021
E18094	ELEC OTHER	1,500	09/01/2006
M12067	MECH OTHER	0	09/01/2006
P11515	OTHER	0	09/01/2006
C18417	CO ISSUED	0	08/01/2006
B18417	NEW CONSTR	159,654	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0382	7/22/2022	WD	U	I	37	340,000
GRANTOR: PLANZ WALTER C & JA CL						
GRANTEE: FKH SFR L LP						
2370/1347	6/22/2020	WD	Q	I	01	215,500
GRANTOR: FERNANDEZ KEVIN N & A						
GRANTEE: PLANZ WALTER C & JA						

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
1	0811	CONCRETE B	0	0	0	665.00	SF	5.20	5.20	100	2007	2007
75149 BROOKWOOD DR, YULEE												

BLD DATE	05/11/2012	KK	LGL DATE
XF DATE	10/29/2007	JM	LAND DATE
INC DATE			AG DATE

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2007] W1 L2 U2 W8 D2 L2 W5 FOP=[YR=2007] N10 W24 S10 E24\$ W31 S40 E12 N3 E9 FOP=[YR=2007] S1 E7 FGR=[YR=2007] S14 E21 N23 W2 S3 W19 S6\$ N6 W6 S5 W1\$ E1 N5 E25 N3 E2 N29\$.												

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								