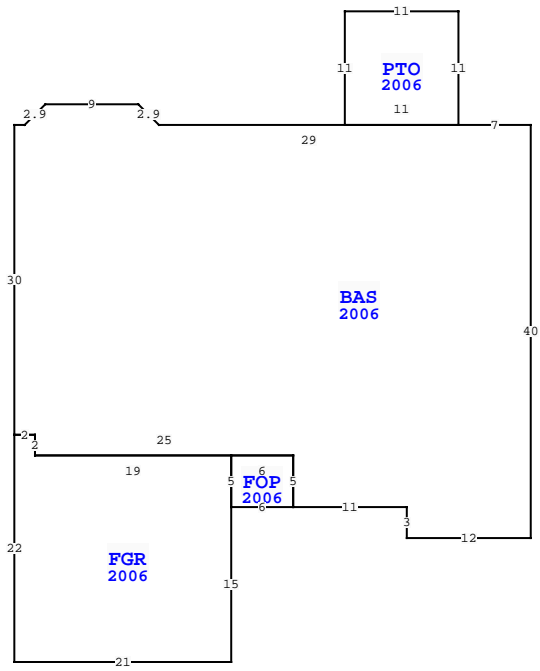


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,769	100	2006
FGR	424	55	2006
FOP	30	30	2006
PTO	121	5	2006
TOTALS	2,344		
		2,017	196,065

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,017	106.8200	106.82	215,456	2006	2006	0	0	0	9.00	91.00
1 SINGLE FAM - 0% - 2023 Heated Area: 1769 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			196,065
TOTAL MARKET OB/XF VALUE			2,987
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			254,052
SOH/AGL Deduction			0
ASSESSED VALUE			254,052
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			254,052
TOTAL JUST VALUE			254,052
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210982	REPAIR/RRF	0	12/01/2022
E17984	ELEC OTHER	1,500	08/01/2006
M11978	MECH OTHER	0	08/01/2006
P11418	OTHER	0	08/01/2006
C18252	CO ISSUED	149,754	07/01/2006
R09550	REPAIR/RRF	2,000	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/1681	3/21/2022	WD Q	Q	I	01	340,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: OLYMPUS BORROWER LL						
2541/1472	2/19/2022	WD U	U	I	37	300,800
GRANTOR: HUGHES HOWARD JR & AN						
GRANTEE: OPENDOOR PROPERTY T						

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	668.00	SF	5.20	5.20	100	2006	2006
75093 BROOKWOOD DR, YULEE												
BLD DATE 03/08/2007 LGL DATE 03/08/2007 JM												
XF DATE 03/08/2007 JM												
INC DATE												
AG DATE												
OB/XF MKT VALUE 2,987												
NOTES												

BUILDING NOTES												

BUILDING DIMENSIONS
 BAS=[YR=2006] W7 PTO=[YR=2006] N11 W11 S11 E11\$ W29 L2 U2
 W9 D2 L2 W1 S30 FGR=[YR=2006] S22 E21 N15 FOP=[YR=2006] E6
 N5 W6 S5\$ N5 W19 N2 W2\$ E2 S2 E25 S5 E11 S3 E12 N40\$.

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								