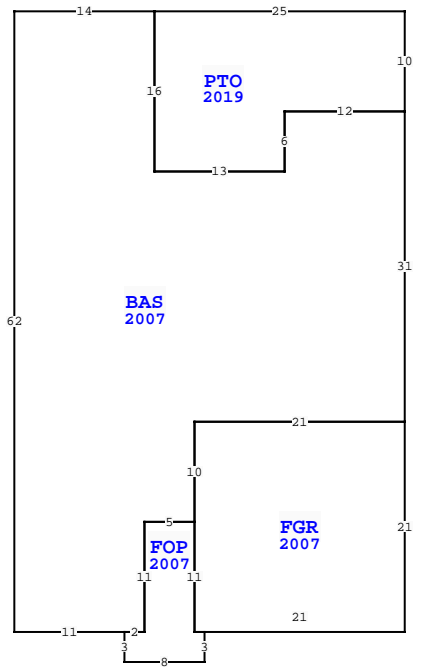


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,594	100	2007
FGR	441	55	2007
FOP	79	30	2007
PTO	328	5	2019
TOTALS	2,442		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,877	110.2500	110.25	206,939	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1594 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			189,349
TOTAL MARKET OB/XF VALUE			3,678
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			248,027
SOH/AGL Deduction			66,548
ASSESSED VALUE			181,479
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			130,757
TOTAL JUST VALUE			248,027
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18358	ELEC OTHER	1,500	11/01/2006
M12244	MECH OTHER	0	11/01/2006
C18678	CO ISSUED	0	10/01/2006
B18678	NEW CONSTR	137,940	10/01/2006
P11656	OTHER	0	10/01/2006
R09805	REPAIR/RRF	2,000	10/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2241/0617	12/03/2018	WD	Q	I	02	225,000
GRANTOR: DAVIS TERRELL K & LAU						
GRANTEE: HUNT JOSHUA HARRISO						
1479/0600	2/16/2007	WD	Q	I		187,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DAVIS TERRELL K & L						

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	813.00	SF	5.20	5.20	100	2007	2007	3	87	3,678	

75061 BROOKWOOD DR, YULEE

BLD DATE	09/25/2007	JM	LGL DATE	
XF DATE	09/25/2007	JM	LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2019] N10 W25 S16 E13 N6 E12\$ BAS=[YR=2007] W12 S6 W13 N16 W14 S6E11 FOP=[YR=2007] S3 E8 N3 W1 N11 W5 S11 W2\$ E2 N11 E5 FGR=[YR=2007] S11E21 N21 W21 S10\$ N10 E21 N31\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,678							
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	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							