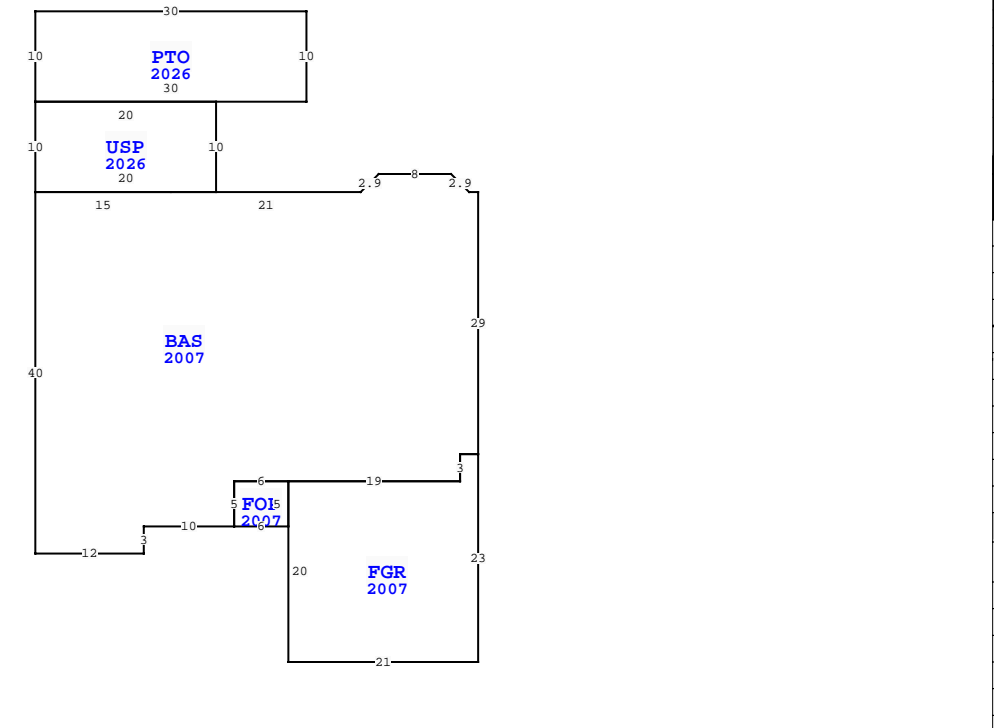


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Ploo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,046	106.8200	106.82	218,554	2007	2007	0	0	0	8.50	91.50



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2007	1,728	168,895
FGR	426	55	2007	234	22,871
FOP	30	30	2007	9	879
PTO	300	5	2026	15	1,466
USP	200	30	2026	60	5,864
TOTALS	2,684			2,046	199,977

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	0812	CONCRETE C	0	100	0	0			4.00	100	2007	2007	3	87	4,385	

75037 BROOKWOOD DR, YULEE	BLD DATE 09/25/2007 JM	LGL DATE
	XF DATE 09/25/2007 JM	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE	199,977			
TOTAL MARKET OB/XF VALUE	4,385			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	259,362			
SOH/AGL Deduction	75,992			
ASSESSED VALUE	183,370			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	132,648			
TOTAL JUST VALUE	259,362			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	248,547			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004608	REPAIR/RRF	8,824	05/29/2020
E19614	ELEC OTHER	1,500	07/01/2007
M13088	MECH OTHER	0	07/01/2007
P12442	OTHER	0	06/01/2007
C19978	CO ISSUED	0	05/01/2007
B19978	NEW CONSTR	141,702	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2191/0613	4/30/2018	WD	Q	I	02	177,000

GRANTOR: CHURCH CHRISTINE SHEE  
GRANTEE: ONEILL KENNETH  
1530/1795 10/17/2007 WD Q I 165,000  
GRANTOR: KB HOME JACKSONVILLE  
GRANTEE: SHEE CHRISTINE

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2007;ORIG=0,0] W1 U2L2 W8 D2L2 W21 W15 S40 E12 N3 E10 N5 E6 E19 N3 E2 N29 \$
FGR=[YR=2007;ORIG=-21,32] S20 E21 N23 W2 S3 W19 \$
FOP=[YR=2007;ORIG=-27,37] E6 N5 W6 S5 \$
USP=[YR=2026;ORIG=-49,-10] E20 S10 W20 N10 \$
PTO=[YR=2026;ORIG=-49,-20] E30 S10 W30 N10 \$

LAND DESCRIPTION	TOTAL OB/XF	4,385																						
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							