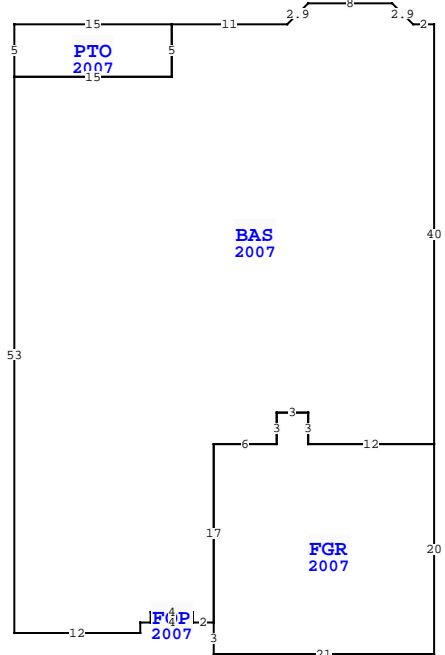


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,867	100	2007	1,867	180,807
FGR	429	55	2007	236	22,855
FOP	4	30	2007	1	97
PTO	75	5	2007	4	387
TOTALS	2,375			2,108	204,147

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,108	105.8400	105.84	223,111	2007	2007	0	0	8.50	91.50	
1 SINGLE FAM - 0% - 2024 Heated Area: 1867 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			204,147
TOTAL MARKET OB/XF VALUE			3,040
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			262,187
SOH/AGL Deduction			0
ASSESSED VALUE			262,187
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			262,187
TOTAL JUST VALUE			262,187
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19615	ELEC OTHER	1,500	07/01/2007
M13089	MECH OTHER	0	07/01/2007
C19931	CO ISSUED	0	05/01/2007
B19931	NEW CONSTR	156,090	05/01/2007
P12411	OTHER	0	05/01/2007
R10377	REPAIR/RRF	0	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/610	7/11/2023	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2023-1 BOR						
2579/0583	7/20/2022	WD	Q	I	01	350,100
GRANTOR: HERRERA ALEJO & ALYCI						
GRANTEE: SFR JV-2 PROPERTY 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	0	0	0		5.20	100	2007	2007	3	87	3,040	

75013 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												
BAS=[YR=2007] W2 L2 U2 W8 D2 L2 W11 PTO=[YR=2007] W15 S5 E15 N5\$ S5 W15 S53 E12 N1E1 FOP=[YR=2007] E4 N1 W4 S1\$ N1 E4 S1 E2 FGR=[YR=2007] S3 E21 N20 W12 N3 W3 S3 W6 S17\$ N17 E6 N3 E3 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								