LOT 67
IN OR 2194/1997
TIMBER CREEK PLANTATION #2

GRIFFIN ROWDY C & JOHANNA E
75186 BROOKWOOD DR
YULEE, FL 32097

2026

11-2N-26-2051-0067-0000

BUILDING CHARACTERISTICS

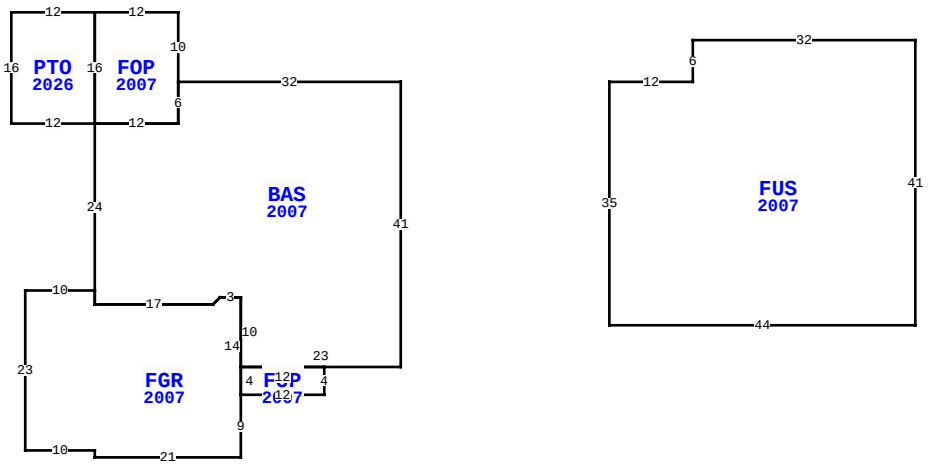
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,540	100	2007	1,540	141,037
FGR	696	55	2007	383	35,076
FOP	48	30	2007	14	1,282
FOP	192	30	2007	58	5,312
FUS	1,732	100	2007	1,732	158,620
PTO	192	5	2026	10	915
TOTALS	4,400			3,737	342,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,737	95.8500	100.64	376,092	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2022 Heated Area: 3272 HX Base Yr



75186 BROOKWOOD DR, YULEE

BLD DATE	10/22/2007 JM	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		342,244
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		396,244
SOH/AGL Deduction		7,451
ASSESSED VALUE		388,793
TOTAL EXEMPTION VALUE	13	388,793
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		396,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18714	ELEC OTHER	1,500	01/01/2007
M12394	MECH OTHER	0	01/01/2007
P11942	OTHER	0	01/01/2007
C18188	CO ISSUED	0	07/01/2006
R09523	REPAIR/RRF	2,000	07/01/2006
B18188	NEW CONSTR	274,692	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/1997	5/02/2018	WD	Q	I	01	275,000
GRANTOR: SNEAD SEAN D & JENNIF						
GRANTEE: GRIFFIN ROWDY C & J						
2013/0995	11/06/2015	WD	Q	I	01	234,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

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

BUILDING DIMENSIONS

FUS=[YR=2007;ORIG=30,0] E12 N6 E32 S41 W44 N35 $
BAS=[YR=2007;ORIG=0,0] W32 S6 W12 S24 S2 E17 U1R1 E3 S10 E23 N41 $
FGR=[YR=2007;ORIG=-44,30] W10 S23 E10 S1 E21 N9 N14 W3 D1L1 W17 N2 $
FOP=[YR=2007;ORIG=-32,0] N10 W12 S16 E12 N6 $
FOP=[YR=2007;ORIG=-23,45] E12 N4 W12 S4 $
PTR=[ORIG=0,0] E30 W30 $
PTO=[YR=2026;ORIG=-44,-10] W12 S16 E12 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS