LOT 68
TIMBER CREEK PLANTATION #2
PB 7/165

BRILLHART JOHN A &/BURKE KATHLEEN E
75176 BROOKWOOD DR
YULEE, FL 32097

2026

11-2N-26-2051-0068-0000

NASSAU COUNTY PROPERTY

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 Floo	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

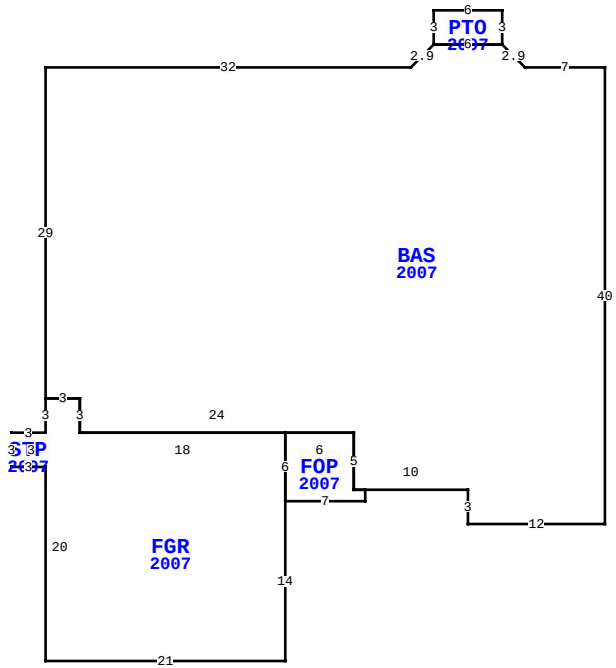
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	2007	1,721	178,550
FGR	429	55	2007	236	24,485
FOP	37	30	2007	11	1,141
PTO	18	5	2007	1	104
STP	9	10	2007	1	104
TOTALS	2,214			1,970	204,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	106.8200	112.16	220,955	2007	2010	0	0	0	7.50	92.50

1 SINGLE FAM 0% - 2025 Heated Area: 1721 HX Base Yr



BLD DATE	09/27/2007 JM	LGL DATE	
XF DATE	09/27/2007 JM	LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

75176 BROOKWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,383
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	258,383
SOH/AGL Deduction	0
ASSESSED VALUE	258,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,383
TOTAL JUST VALUE	258,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18590	ELEC OTHER	1,500	01/01/2007
M12365	MECH OTHER	0	01/01/2007
C19163	CO ISSUED	0	12/01/2006
B19163	NEW CONSTR	142,164	12/01/2006
P11850	OTHER	0	12/01/2006
R09941	REPAIR/RRF	2,000	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2258/0416	2/28/2019	WD	Q	I	01	224,000
GRANTOR: PEACOCK RICHARD L & L						
GRANTEE: BRILLHART JOHN A &						
1493/0490	4/18/2007	WD	Q	I		189,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PEACOCK RICHARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W7 L2 U2 PTO=[YR=2007] N3 W6 S3 E6$ W6 D2 L2 W32 S29 FGR=[YR=2007] S3 STP=[YR=2007] W3 S3 E3 N3$ S20 E21 N14 FOP=[YR=2007] E7 N1 W1 N5 W6 S6$ N6 W18 N3 W3$ E3 S3 E24 S5 E10 S3 E12 N40$.

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

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	0	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