LOT 69
IN OR 1745/1121
TIMBER CREEK PLANTATION #2

JONES PAMELIA LATOYA
75166 BROOKWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

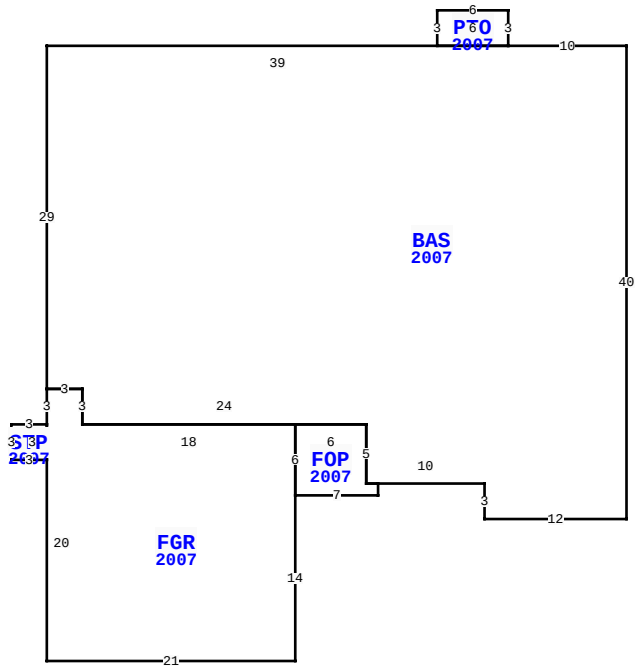
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,705	100	2007	1,705	174,022
FGR	429	55	2007	236	24,088
FOP	37	30	2007	11	1,123
PTO	18	5	2007	1	102
STP	9	10	2007	1	102
TOTALS	2,198			1,954	199,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,954	106.8200	112.16	219,161	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2012 Heated Area: 1705 HX Base Yr 2012



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

75166 BROOKWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,437
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		253,437
SOH/AGL Deduction		101,762
ASSESSED VALUE		151,675
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,264
TOTAL JUST VALUE		253,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17946	ELEC OTHER	1,500	08/01/2006
M11976	MECH OTHER	0	08/01/2006
P11420	OTHER	0	08/01/2006
C18255	CO ISSUED	0	07/01/2006
R09553	REPAIR/RRF	2,000	07/01/2006
B18255	NEW CONSTR	159,654	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1745/1121	6/20/2011	WD	Q	I	01	143,500
GRANTOR: BROWN JOSHUA R & CATH						
GRANTEE: JONES PAMELIA LATOY						
1482/0528	3/02/2007	WD	Q	I		227,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BROWN JOSHUA R & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 PTO=[YR=2007] N3 W6 S3 E6$ W39 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	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