LOT 70
TIMBER CREEK PLANTATION #2
PB 7/165

CWICK SUSAN ANNE
75156 BROOKWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0070-0000

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

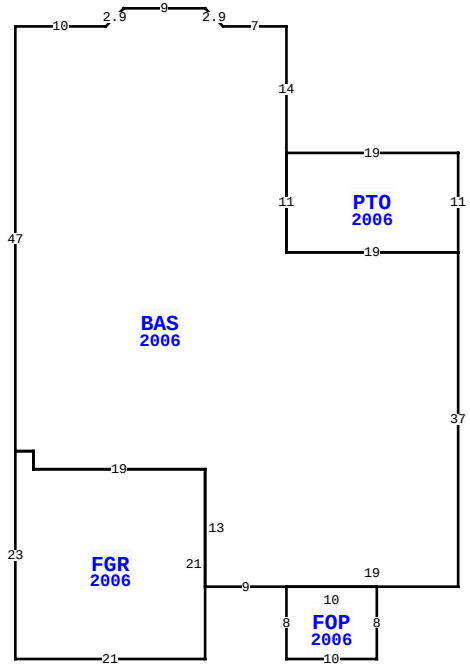
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,308	100	2006	2,308	223,182
FGR	445	55	2006	245	23,691
FOP	80	30	2006	24	2,320
PTO	209	5	2006	10	967
TOTALS	3,042			2,587	250,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,587	101.7600	106.85	276,421	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2023 Heated Area: 2308 HX Base Yr



BLD DATE	03/08/2007 JM	LGL DATE	
XF DATE	03/08/2007 JM	LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

75156 BROOKWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	250,161
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	304,161
SOH/AGL Deduction	0
ASSESSED VALUE	304,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,161
TOTAL JUST VALUE	304,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12063	MECH OTHER	0	09/01/2006
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E17983	ELEC OTHER	1,500	08/01/2006
P11425	OTHER	0	08/01/2006
C18256	CO ISSUED	0	07/01/2006
R09551	REPAIR/RRF	2,000	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2865/0131	4/29/2026	WD	Q	I	01	399,000
GRANTOR: DEBERRY SKYLAR JAMES						
GRANTEE: CWICK SUSAN ANNE						
2596/0906	10/07/2022	WD	Q	I	01	375,000
GRANTOR: PAETZOLD CARSON L						
GRANTEE: DEBERRY SKYLER JAME						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W19 BAS=[YR=2006] N14 W7 L2 U2 W9 D2 L2 W10 S47 FGR=[YR=2006] S23 E21 N21 W19 N2 W2$ E2 S2 E19 S13 E9 FOP=[YR=2006] S8 E10 N8 W10$ E19 N37 W19 N11$ S11 E19 N11$.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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