LOT 72
IN OR 1533/538
TIMBER CREEK PLANTATION #2

ARROYO JOSE & CYNTHIA
75132 BROOKWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0072-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

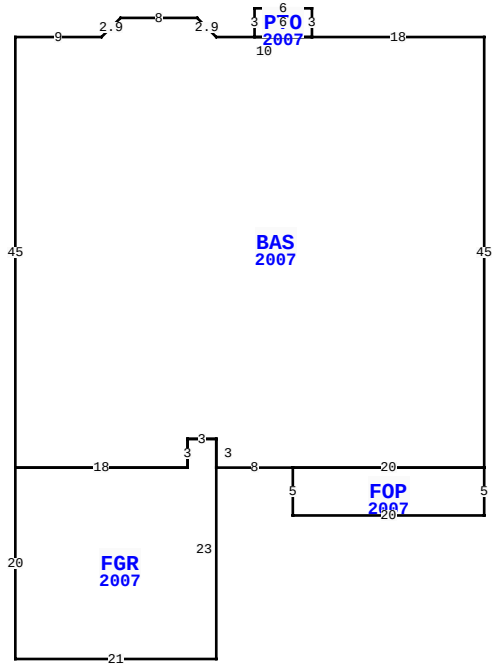
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100	2007	2,216	217,506
FGR	429	55	2007	236	23,164
FOP	100	30	2007	30	2,945
PTO	18	5	2007	1	98
TOTALS	2,763			2,483	243,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	102.7200	107.86	267,816	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2008 Heated Area: 2216 HX Base Yr 2008



75132 BROOKWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,713
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		297,713
SOH/AGL Deduction		123,708
ASSESSED VALUE		174,005
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,594
TOTAL JUST VALUE		297,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19447	ELEC OTHER	1,500	06/01/2007
M13032	MECH OTHER	0	06/01/2007
C19854	CO ISSUED	0	05/01/2007
B19854	NEW CONSTR	177,672	05/01/2007
P12366	OTHER	0	05/01/2007
R10327	REPAIR/RRF	2,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/0538	10/31/2007	WD	Q	I		200,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ARROYO JOSE & CYNTH						
1487/0984	3/26/2007	WD	U	V	19	512,900
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 PTO=[YR=2007] N3 W6 S3 E6$ W10 L2 U2 W8 D2 L2 W9 S45 FGR=[YR=2007] S20 E21 N23 W3 S3 W18$ E18 N3 E3 S3 E8 FOP=[YR=2007] S5 E20 N5 W20$ E20 N45$.

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