LOT 73
IN OR 1532/23
TIMBER CREEK PLANTATION #2

LOOMIS JILL N SCHOMMER
75122 BROOKWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0073-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

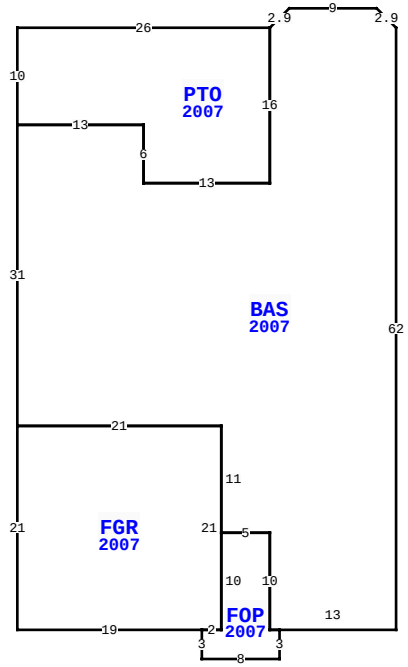
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100	2007	1,611	176,200
FGR	441	55	2007	243	26,577
FOP	74	30	2007	22	2,406
PTO	338	5	2007	17	1,859
TOTALS	2,464			1,893	207,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	114.4640	120.19	227,520	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2009 Heated Area: 1611 HX Base Yr 2009



75122 BROOKWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,043
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		261,043
SOH/AGL Deduction		102,537
ASSESSED VALUE		158,506
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,095
TOTAL JUST VALUE		261,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19675	ELEC OTHER	1,500	07/01/2007
M13133	MECH OTHER	0	07/01/2007
C20066	CO ISSUED	0	06/01/2007
P12489	OTHER	0	06/01/2007
R10465	REPAIR/RRF	2,000	06/01/2007
B20066	NEW CONSTR	158,532	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/0023	10/24/2007	WD	Q	I		225,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SCHOMMER JILL N						
1498/0776	5/10/2007	WD	U	V	19	281,900
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] L2 U2 W9 D2 L2 PTO=[YR=2007] W26 S10 E13 S6 E13 N16$ S16 W13 N6 W13 S31 FGR=[YR=2007] S21 E19 FOP=[YR=2007] S3 E8 N3 W1 N10 W5 S10 W2$ E2 N21 W21$ E21 S11 E5 S10 E13 N62$.

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	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