LOT 74
TIMBER CREEK PLANTATION #2
PB 7/165

MCGREW DOROTHY T L/E/
75114 BROOKWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0074-0000

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

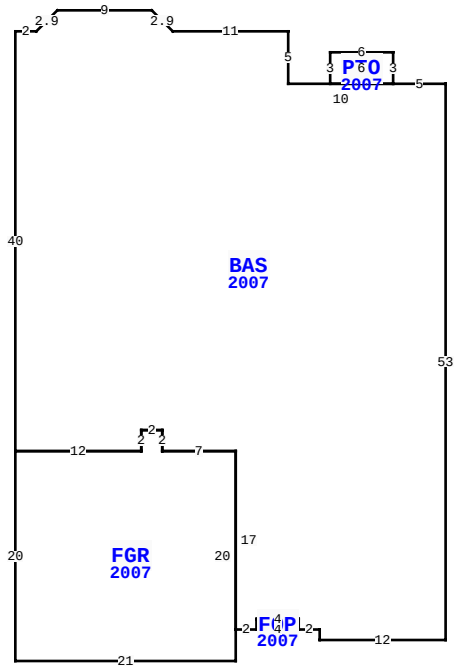
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,931	100	2007	1,931	195,279
FGR	424	55	2007	233	23,563
FOP	4	30	2007	1	101
PTO	18	5	2007	1	101
TOTALS	2,377			2,166	219,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,166	105.8400	111.13	240,708	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2008 Heated Area: 1931 HX Base Yr 2008



75114 BROOKWOOD DR, YULEE

BLD DATE	09/26/2007 JM	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,044
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		273,044
SOH/AGL Deduction		141,758
ASSESSED VALUE		131,286
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		74,875
TOTAL JUST VALUE		273,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19092	ELEC OTHER	1,500	04/01/2007
M12835	MECH OTHER	0	04/01/2007
C19599	CO ISSUED	0	03/01/2007
R10161	REPAIR/RRF	2,000	03/01/2007
B19599	NEW CONSTR	151,140	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/1783	1/09/2024	QC	U	I	11	100
GRANTOR: MCGREW DOROTHY T						
GRANTEE: MCGREW JOHN GREGORY						
1509/0001	6/29/2007	WD	Q	I		190,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MCGREW JOHN G & DOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W5 PTO=[YR=2007] N3 W6 S3 E6 $ W10 N5 W11 L2 U2 W9 D2 L2 W2 S40 FGR=[YR=2007] S20 E21 N20 W7 N2 W2 S2 W12$ E12 N2 E2 S2 E7 S17 E2 FOP=[YR=2007] E4 N1 W4 S1$ N1 E4 S1 E2 S1 E12 N53$.

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