LOT 77
TIMBER CREEK PLANTATION #2
PB 7/165

ROBERSON KATHRYN LEE & DAVID AUSTIN
75084 BROOKWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0077-0000

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

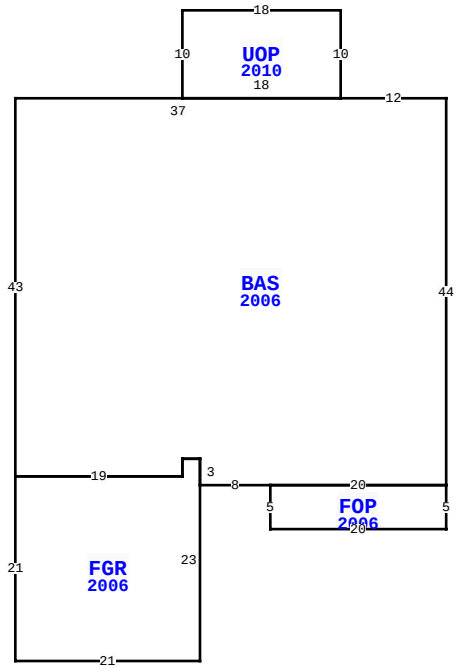
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,131	100	2006	2,131	212,334
FGR	445	55	2006	245	24,412
FOP	100	30	2006	30	2,989
UOP	180	20	2010	36	3,587
TOTALS	2,856			2,442	243,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,442	104.8600	110.10	268,864	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2026 Heated Area: 2131 HX Base Yr



75084 BROOKWOOD DR, YULEE

BLD DATE	01/12/2010	KK	LGL DATE		
XF DATE	03/08/2007	JM	LAND DATE	04/09/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	243,322
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	297,322
SOH/AGL Deduction	0
ASSESSED VALUE	297,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,322
TOTAL JUST VALUE	297,322
NCON VALUE	11,598
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22615	XFOB	4,876	06/01/2009
M12001	MECH OTHER	0	09/01/2006
C18308	CO ISSUED	172,062	08/01/2006
B18308	NEW CONSTR	172,062	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2763/8	1/11/2025	WD	Q	I	01	342,000
GRANTOR: MILLER CURTIS						
GRANTEE: ROBERSON KATHRYN LE						
2205/0699	6/18/2018	QC	U	I	11	100
GRANTOR: MILLER CURTIS & CATRE						
GRANTEE: MILLER CURTIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 UOP=[YR=2010] N10 W18 S10 E18$ W37 S43
FGR=[YR=2006] S21 E21 N23 W2 S2 W19$ E19 N2 E2 S3 E8
FOP=[YR=2006] S5 E20 N5 W20$ E20 N44$.

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	000100	C	RES	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