LOT 78
IN OR 1601/1023
TIMBER CREEK PLANTATION #2

WOOLARD BRIAN D
75074 BROOKWOOD DR
YULEE, FL 32097

2026

11-2N-26-2051-0078-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

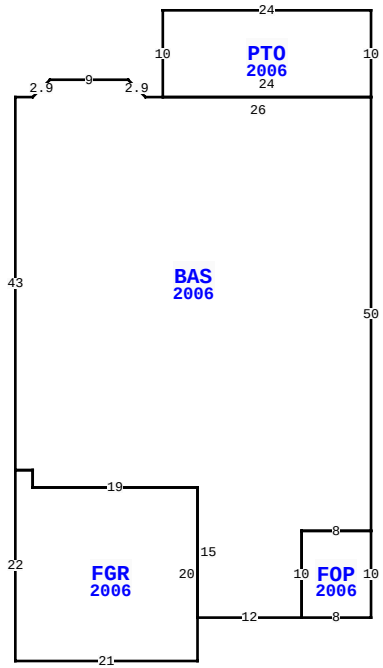
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,083	100	2006	2,083	215,318
FGR	424	55	2006	233	24,085
FOP	80	30	2006	24	2,481
PTO	240	5	2006	12	1,241
TOTALS	2,827			2,352	243,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,352	108.7800	114.22	268,645	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2009 Heated Area: 2083 HX Base Yr 2009



75074 BROOKWOOD DR, YULEE

BLD DATE	03/08/2007	JM	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		243,124
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		297,124
SOH/AGL Deduction		127,112
ASSESSED VALUE		170,012
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,601
TOTAL JUST VALUE		297,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305341	ROOF	15,000	04/23/2023
C0618048	CO ISSUED	180,444	07/01/2006
E17770	ELEC OTHER	1,500	07/01/2006
M11819	MECH OTHER	0	07/01/2006
P11301	OTHER	0	07/01/2006
B0618048	NEW CONSTR	180,444	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1601/1023	11/19/2008	WD	U	I	17	164,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WOOLARD BRIAN D						
1601/1021	10/17/2008	QC	U	I	17	100
GRANTOR: COUNTRYWIDE HOME LOAN						
GRANTEE: FANNIE MAE A/K/A FE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] N10 W24 S10 E24$ BAS=[YR=2006]W 26 L2 U2 W9 D2 L2 W2 S43 FGR=[YR=2006] S22 E21 N20 W19 N2 W2$ E2 S2 E19 S15 E12 FOP=[YR=2006] E8 N10 W8 S10$ N10 E8N50$.

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	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