LOT 82
IN OR 1476/756
TIMBER CREEK PLANTATION #2

GOLSTON TONYE C
75159 BROOKWOOD DR
YULEE, FL 32097

2026

11-2N-26-2051-0082-0000

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

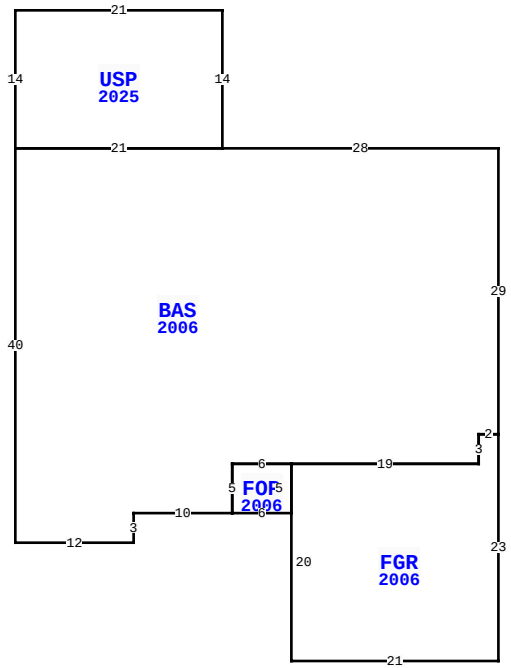
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	2006	1,708	173,370
FGR	426	55	2006	234	23,752
FOP	30	30	2006	9	913
USP	294	30	2025	88	8,932
TOTALS	2,458			2,039	206,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	106.8200	112.16	228,694	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2025 Heated Area: 1708 HX Base Yr



75159 BROOKWOOD DR, YULEE

BLD DATE		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		206,968
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		260,968
SOH/AGL Deduction		0
ASSESSED VALUE		260,968
TOTAL EXEMPTION VALUE	13	260,968
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		260,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000808	USP (14.6 X 20.6	11,556	01/23/2024
E18091	ELEC OTHER	1,500	09/01/2006
M12062	MECH OTHER	0	09/01/2006
P11514	OTHER	0	09/01/2006
C18416	CO ISSUED	0	08/01/2006
B18416	NEW CONSTR	142,154	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/0756	2/02/2007	WD	Q	I		202,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GOLSTON TONYE C						
1430/0898	7/25/2006	WD	U	V	19	134,700
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W28 W21 S40 E12 N3 E10 N5 E6 E19 N3 E2 N29 $
FGR=[YR=2006;ORIG=-21,32] S20 E21 N23 W2 S3 W19 $
FOP=[YR=2006;ORIG=-27,37] E6 N5 W6 S5 $
USP=[YR=2025;ORIG=-49,0] E21 N14 W21 S14 $
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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 05/22/2024 BY TW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS