LOT 83
TIMBER CREEK PLANTATION #2
PB 7/165

FKH SFR L LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2026

11-2N-26-2051-0083-0000

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	11	CLAY TILE 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

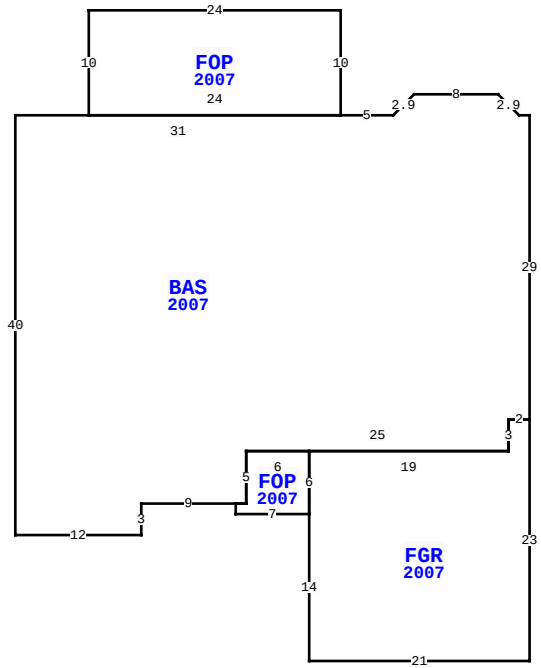
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2007	1,728	180,584
FGR	426	55	2007	234	24,454
FOP	37	30	2007	11	1,149
FOP	240	30	2007	72	7,524
TOTALS	2,431			2,045	213,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,045	109.3680	114.84	234,848	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 2023 Heated Area: 1728 HX Base Yr



75149 BROOKWOOD DR, YULEE

BLD DATE	05/11/2012	KK	LGL DATE	
XF DATE	10/29/2007	JM	LAND DATE	04/09/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	213,712
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	267,712
SOH/AGL Deduction	0
ASSESSED VALUE	267,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,712
TOTAL JUST VALUE	267,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005964	REPAIR/RRF	14,000	05/11/2021
E18094	ELEC OTHER	1,500	09/01/2006
M12067	MECH OTHER	0	09/01/2006
P11515	OTHER	0	09/01/2006
C18417	CO ISSUED	0	08/01/2006
B18417	NEW CONSTR	159,654	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0382	7/22/2022	WD	U	I	37	340,000
GRANTOR: PLANZ WALTER C & JACL						
GRANTEE: FKH SFR L LP						
2370/1347	6/22/2020	WD	Q	I	01	215,500
GRANTOR: FERNANDEZ KEVIN N & A						
GRANTEE: PLANZ WALTER C & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W1 L2 U2 W8 D2 L2 W5 FOP=[YR=2007] N10 W24 S10 E24$ W31 S40 E12 N3 E9 FOP=[YR=2007] S1 E7 FGR=[YR=2007] S14 E21 N23 W2 S3 W19 S6$ N6 W6 S5 W1$ E1 N5 E25 N3 E2 N29$.

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