LOT 84
IN OR 1929/1634
TIMBER CREEK PLANTATION #2

IH3 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2026

11-2N-26-2051-0084-0000

BUILDING CHARACTERISTICS

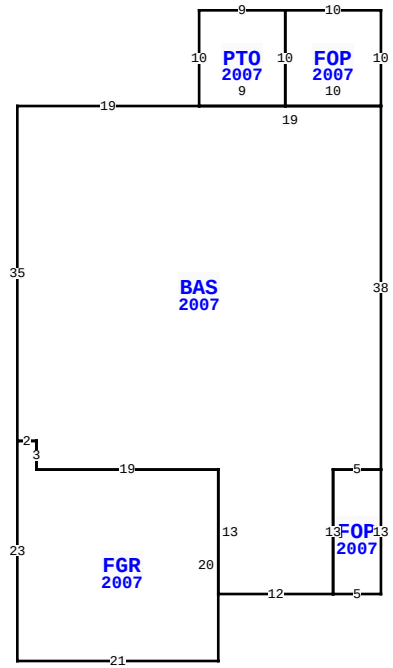
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,594	100	2007	1,594	164,187
FGR	426	55	2007	234	24,102
FOP	65	30	2007	20	2,060
FOP	100	30	2007	30	3,090
PTO	90	5	2007	4	412
TOTALS	2,275			1,882	193,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,882	107.8000	113.19	213,024	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 0 Heated Area: 1594 HX Base Yr



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

75135 BROOKWOOD DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	193,852
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	247,852
SOH/AGL Deduction	0
ASSESSED VALUE	247,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,852
TOTAL JUST VALUE	247,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19764	ELEC OTHER	1,500	08/01/2007
M13183	MECH OTHER	0	08/01/2007
C20106	CO ISSUED	0	06/01/2007
R10487	REPAIR/RRF	2,000	06/01/2007
B20106	NEW CONSTR	150,678	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1929/1634	5/16/2014	WD	U	I	11	100
GRANTOR: PROTHERO KELLY C						
GRANTEE: IH3 PROPERTY FLORID						
1897/0766	12/31/2013	QC	U	I	11	100
GRANTOR: PROTHERO RUSSELL D						
GRANTEE: PROTHERO KELLY C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W10 PTO=[YR=2007] W9 S10 BAS=[YR=2007] W19 S35 FGR=[YR=2007] S23 E21 N20 W19 N3 W2$ E2 S3 E19 S13 E12 FOP=[YR=2007] E5 N13 W5 S13 $ N13 E5 N38 W19$ E9 N10$ S10 E10 N10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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