LOT 87
IN OR 1476/788
TIMBER CREEK PLANTATION #2

COBB AARON L SR & VALERIE P
75069 BROOKWOOD DRIVE
YULEE, FL 32097

**2026**

**11-2N-26-2051-0087-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

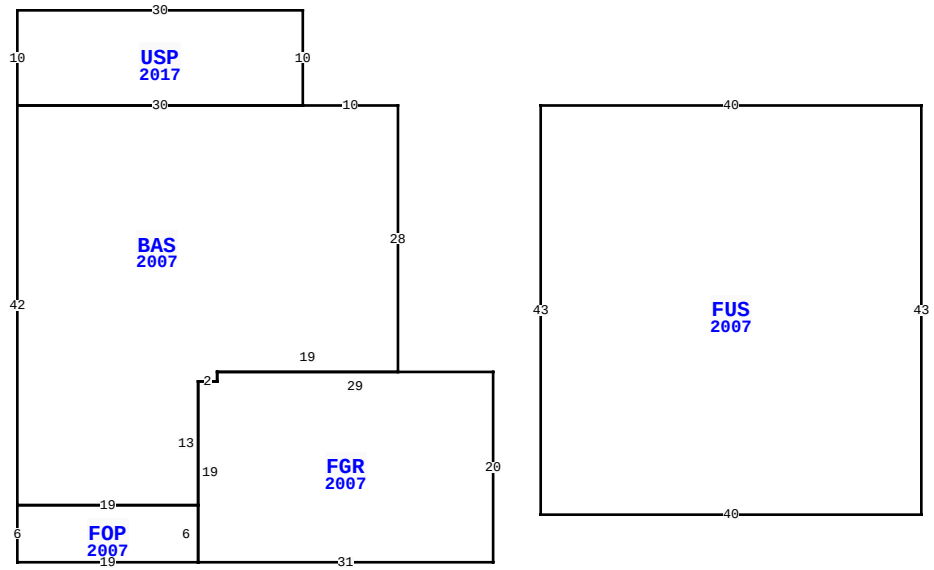
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,388 | 100 | 2007 | 1,388 | 128,910 |
| FGR | 618 | 55 | 2007 | 340 | 31,577 |
| FOP | 114 | 30 | 2007 | 34 | 3,158 |
| FUS | 1,720 | 100 | 2007 | 1,720 | 159,744 |
| USP | 300 | 30 | 2017 | 90 | 8,358 |
| TOTALS | 4,140 | | | 3,572 | 331,748 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,572 | 97.2000 | 102.06 | 364,558 | 2007 | 2007 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 3108 HX Base Yr




75069 BROOKWOOD DR, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 09/26/2007 | JM | 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 | | 331,748 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 385,748 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 385,748 |
| TOTAL EXEMPTION VALUE | 13 | 385,748 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 385,748 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 377,147 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19003575 | REPAIR/RRF | 23,006 | 05/01/2019 |
| B1632903 | XFOB | 6,696 | 08/01/2016 |
| E17942 | ELEC OTHER | 1,500 | 08/01/2006 |
| M11924 | MECH OTHER | 0 | 08/01/2006 |
| P11389 | OTHER | 0 | 08/01/2006 |
| C18182 | CO ISSUED | 0 | 07/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1476/0788 | 2/02/2007 | WD | Q | I | | 281,200 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: COBB AARON L SR & V | | | | | | |
| 1416/1057 | 6/01/2006 | WD | U | V | 19 | 583,700 |
| GRANTOR: TIMBER CREEK LLC | | | | | | |
| GRANTEE: KB HOME JACKSONVILL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W10 USP=[YR=2017] N10 W30 S10 E30$ W30 S42 FOP=[YR=2007] S6 E19 FGR=[YR=2007] E31 N20 W29 S1 W2 S19$ N6 W19$ E19 N13 E2 N1 E19 N28$ PTR=E15 FUS=[YR=2007] E40 S43 W40 N43$ W15$.

## 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