LOT 89
TIMBER CREEK PLANTATION #2
PB 7/165

SCOTT JAMES L & JULIE A
75055 BROOKWOOD DR
YULEE, FL 32097

2026

11-2N-26-2051-0089-0000

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

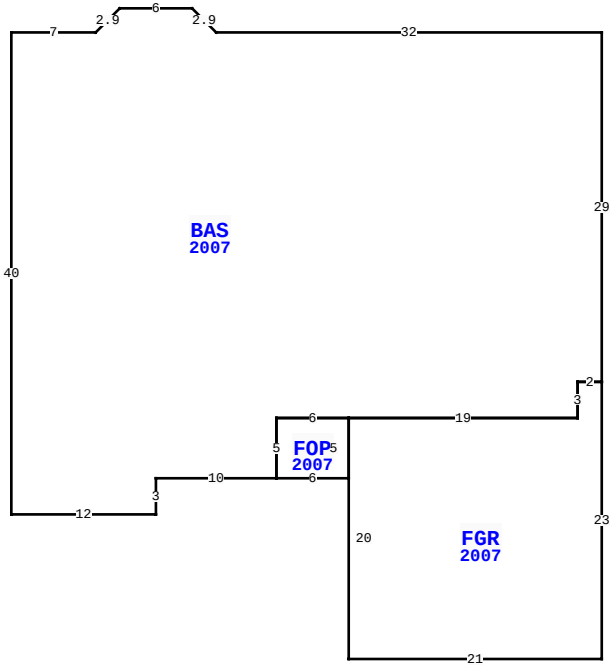
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	2007	1,724	175,961
FGR	426	55	2007	234	23,883
FOP	30	30	2007	9	918
TOTALS	2,180			1,967	200,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,967	106.8200	112.16	220,619	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2023 Heated Area: 1724 HX Base Yr 2023



75055 BROOKWOOD DR, YULEE

BLD DATE	09/25/2007	JM	LGL DATE	
XF DATE	09/25/2007	JM	LAND DATE	04/09/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		200,763
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		254,763
SOH/AGL Deduction		0
ASSESSED VALUE		254,763
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,352
TOTAL JUST VALUE		254,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006596	REPAIR/RRF	15,000	04/27/2022
B24814	ADDITION	3,281	06/01/2011
E19610	ELEC OTHER	1,500	07/01/2007
M13087	MECH OTHER	0	07/01/2007
P12443	OTHER	0	06/01/2007
C19977	CO ISSUED	141,702	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/0375	5/10/2022	WD	Q	I	01	338,000
GRANTOR: HEFLEY KATHERINE S						
GRANTEE: SCOTT JAMES L & JUL						
2208/1800	7/06/2018	WD	Q	I	02	205,000
GRANTOR: BRANDON JOSEPH R						
GRANTEE: HEFLEY KATHERINE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W32 L2 U2 W6 D2 L2 W7 S40 E12N3 E10
FOP=[YR=2007] E6 N5 W6 S5$ N5E6 FGR=[YR=2007] S20 E21 N23 W2 S3 W19$ E19 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	000134	C	RES POND	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 03/25/2026 BY TWA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS