LOT 91
IN OR 2193/613
TIMBER CREEK PLANTATION #2

ONEILL KENNETH
75037 BROOKWOOD DRIVE
YULEE, FL 32097

2026

11-2N-26-2051-0091-0000

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

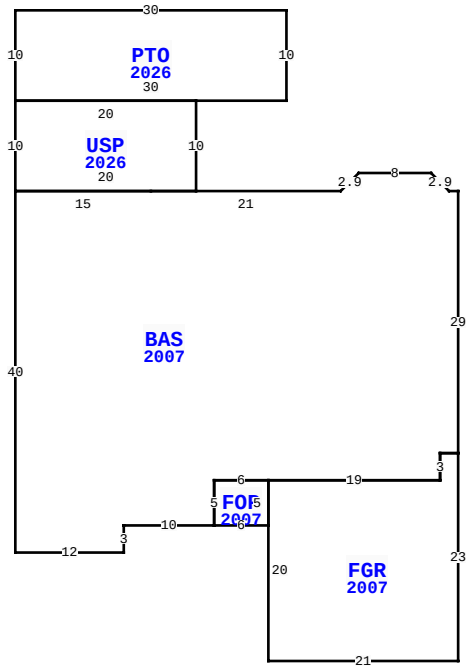
NEIGHBORHOOD/LOC 5005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2007	1,728	176,369
FGR	426	55	2007	234	23,883
FOP	30	30	2007	9	918
PTO	300	5	2026	15	1,531
USP	200	30	2026	60	6,124
TOTALS	2,684			2,046	208,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,046	106.8200	112.16	229,479	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2019 Heated Area: 1728 HX Base Yr 2019



75037 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	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,826
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		262,826
SOH/AGL Deduction		74,505
ASSESSED VALUE		188,321
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,910
TOTAL JUST VALUE		262,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004608	REPAIR/RRF	8,824	05/29/2020
E19614	ELEC OTHER	1,500	07/01/2007
M13088	MECH OTHER	0	07/01/2007
P12442	OTHER	0	06/01/2007
C19978	CO ISSUED	0	05/01/2007
B19978	NEW CONSTR	141,702	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2191/0613	4/30/2018	WD	Q	I	02	177,000
GRANTOR: CHURCH CHRISTINE SHEE						
GRANTEE: ONEILL KENNETH						
1530/1795	10/17/2007	WD	Q	I		165,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SHEE CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W1 U2L2 W8 D2L2 W21 W15 S40 E12 N3 E10 N5 E6 E19 N3 E2 N29 $
FGR=[YR=2007;ORIG=-21,32] S20 E21 N23 W2 S3 W19 $
FOP=[YR=2007;ORIG=-27,37] E6 N5 W6 S5 $
USP=[YR=2026;ORIG=-49,-10] E20 S10 W20 N10 $
PTO=[YR=2026;ORIG=-49,-20] E30 S10 W30 N10 $
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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	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 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