LOT 23
MEADOWFIELD UNIT 1B PB 6/203

WEST TAMMY
86104 CREEKWOOD DR
YULEE, FL 32097

2023

38-2N-27-1331-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
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	02	Quality Level 02

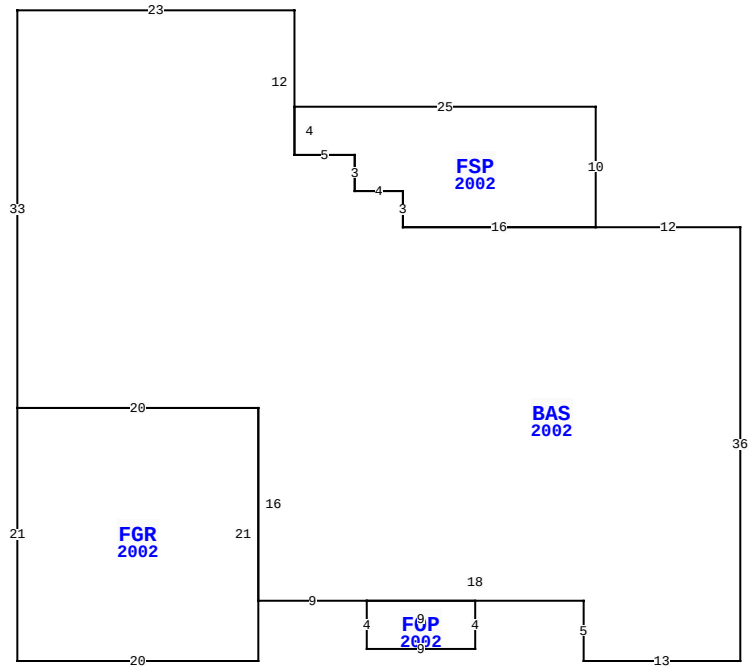
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,061	100	2,061	214,106
FGR	420	55	231	23,997
FOP	36	30	11	1,143
FSP	208	40	83	8,622
TOTALS	2,725		2,386	247,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,386	96.8240	114.98	274,342	2002	2002	0	0	0	9.65	90.35

1 SNGL FAM – 100% - 2016 Heated Area: 2061 HX Base Yr 2016



86104 CREEKWOOD DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,868
TOTAL MARKET OB/XF VALUE		3,272
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		316,140
SOH/AGL Deduction		145,655
ASSESSED VALUE		170,485
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,485
TOTAL JUST VALUE		316,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700976	REPAIR/RRF	5,600	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2400/1539	9/21/2020	QC	U	I	11	100
GRANTOR: WEST STEVEN M & TAMMY						
GRANTEE: WEST TAMMY						
1927/0825	5/27/2014	WD	U	I	11	100
GRANTOR: NEWBURY REO 2013 LLC						
GRANTEE: WEST STEVEN M & TAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FSP=[YR=2002] N10 W25 S4 E5 S3 E4 S3 E16 $ W16 N3 W4 N3 W5 N12 W23 S33 FGR=[YR=2002] S21 E20 N21 W20 $ E20 S16 E9 FOP=[YR=2002] S4 E9 N4 W9 $ E18 S5 E13 N36$.

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
1	0811	CONCRETE B	0	100	0	0	758.00	SF	5.20	5.20	100	2002	2002	3	83	3,272	

LAND DESCRIPTION

TOTAL OB/XF 3,272

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/19/2017 BY SB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS