LOT 24
IN OR 2241/673
MEADOWFIELD UNIT 1B PB 6/203

TOMPKINS RYAN H/TOMPKINS MARY LOU H
86120 CREEKWOOD DRIVE
YULEE, FL 32097

**2023**

**38-2N-27-1331-0024-0000**

## BUILDING CHARACTERISTICS

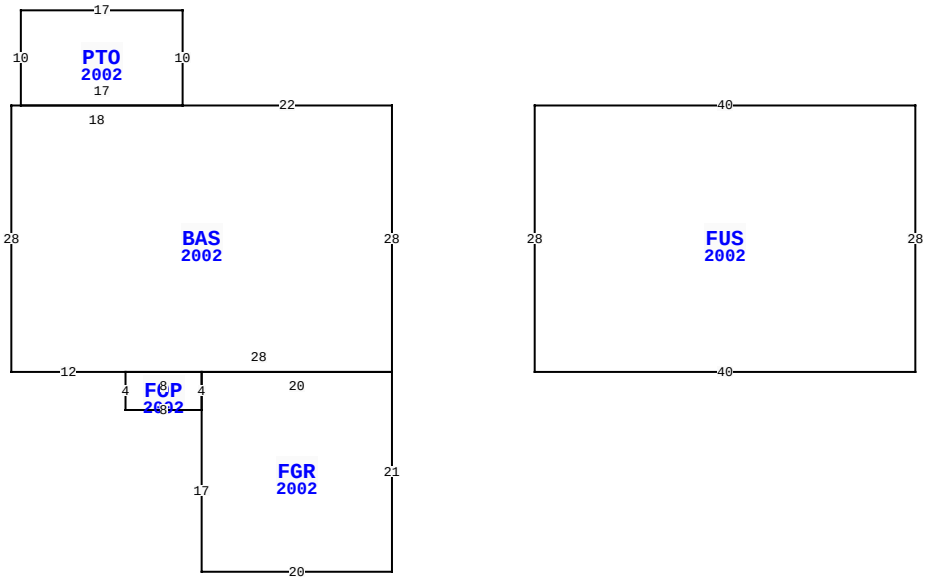
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,120 | 100 | 1,120 | 121,643 |
| FGR | 420 | 55 | 231 | 25,089 |
| FOP | 32 | 30 | 10 | 1,086 |
| FUS | 1,120 | 100 | 1,120 | 121,643 |
| PTO | 170 | 5 | 8 | 869 |
| TOTALS | 2,862 | | 2,489 | 270,330 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,489 | 101.2320 | 120.21 | 299,203 | 2002 | 2002 | 0 | 0 | 0 | 9.65 | 90.35 |

1 SNGL FAM – 100% - 2022 Heated Area: 2240 HX Base Yr 2022




86120 CREEKWOOD DR, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 270,330 |
| TOTAL MARKET OB/XF VALUE | | 3,224 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 338,554 |
| SOH/AGL Deduction | | 99,697 |
| ASSESSED VALUE | | 238,857 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 188,857 |
| TOTAL JUST VALUE | | 338,554 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 267,672 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2241/0673 | 12/04/2018 | WD | Q | I | 01 | 253,000 |
| GRANTOR: TREMEL DAMON G & SARA | | | | | | |
| GRANTEE: TOMPKINS RYAN H & M | | | | | | |
| 2126/1022 | 5/24/2017 | SW | U | I | 12 | 165,100 |
| GRANTOR: WELLS FARGO BANK N A | | | | | | |
| GRANTEE: TREMEL DAMON G & SA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W22 PTO=[YR=2002] N10 W17 S10 E17 $ W18 S28 E12 FOP=[YR=2002] S4 E8 FGR=[YR=2002] S17 E20 N21 W20 S4 $ N4 W8 $ E28 N28 $ PTR= E15 FUS=[YR=2002] E40 S28 W40 N28 $ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 747.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 83 | 3,224 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,224

| 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 09/21/2018 BY SBX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS