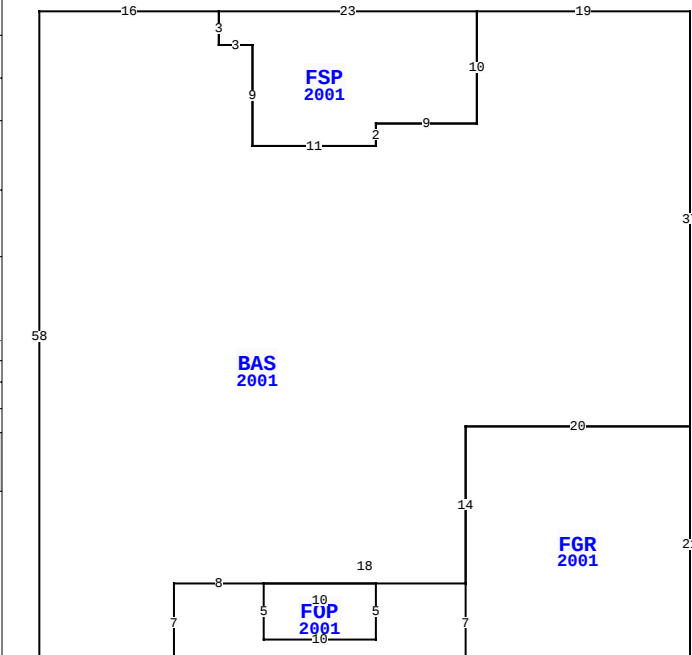


KOZAKOFF ROBERT A & KATHLEEN A
86148 CREEKWOOD DRIVE
YULEE, FL 32097

38-2N-27-1331-0026-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																															
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																													
Exterior Wall	10	ABOVE AVG 80								0900	01	2,869	99.6588	118.34	339,517	2001	2001	0	0	10.10	89.90	VALUATION BY								STANDARD																					
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2002														Heated Area: 2531														HX Base Yr 2002													
Roof Cover	03	COMP SHNGL 100																						Tax Group: 4														Tax Dist:													
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE														385,226													
Interior Floo	08	SHT VINYL 80																						TOTAL MARKET OB/XF VALUE														49,560													
Interior Floo	15	HARDTILE 20																						TOTAL LAND VALUE - MARKET														65,000													
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE														419,786													
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction														204,755													
Bedrooms	4	100																						ASSESSED VALUE														215,031													
Bathrooms	3	100																						TOTAL EXEMPTION VALUE														HX HB 50,000													
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE														165,031													
Stories	1.	1. 100																						TOTAL JUST VALUE														419,786													
Units	0	100								NCON VALUE														0																											
Occupancy	00	NONE 100								INCOME VALUE																																									
Quality		02 Quality Level 02								PREVIOUS YEAR MKT VALUE														326,688																											
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	2,531	100	2,531	269,268																																															
FGR	420	55	231	24,576																																															
FOP	50	30	15	1,596																																															
FSP	231	40	92	9,787																																															
TOTALS		3,232		2,869		305,226																																													
EXTRA FEATURES										86148 CREEKWOOD DR, YULEE										BLD DATE 03/03/2023 NW LGL DATE																															
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES																																			
1	0812	CONCRETE C	0 100	0	0	1,017.00	SF	4.00	4.00	100	2001	2001	3	82	3,336																																				
2	0810	CONCRETE A	0 100	0	0	112.00	SF	6.50	6.50	100	2011	2011	3	93	677																																				
3	0940	SHEDS/PORT	0 100	10	16	160.00	SF	21.00	21.00	100	2011	2011	3	55	1,848																																				
4	0910	SCRN RM L	0 100	25	43	1,075.00	SF	15.00	15.00	100	2011	2011	3	55	8,869																																				
5	0861	POOL GUNIT	0 100	16	32	512.00	SF	85.00	85.00	100	2011	2011	3	68	29,594																																				
6	0855	CONC PAVER	0 100	0	0	563.00	SF	10.00	10.00	100	2011	2011	3	93	5,236																																				
LAND DESCRIPTION										TOTAL OB/XF										49,560																															
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	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 SJS																																																			