LOT 27
MEADOWFIELD UNIT 1B PB 6/203

COTE KELLY & GILBERT J JR
86132 CREEKWOOD DR
YULEE, FL 32097

2023

38-2N-27-1331-0027-0000

BUILDING CHARACTERISTICS

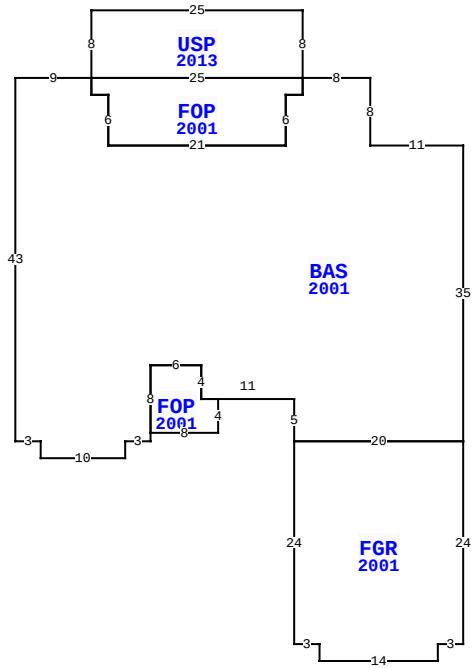
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,926	100	1,926	231,648
FGR	508	55	279	33,556
FOP	56	30	17	2,045
FOP	176	30	53	6,375
USP	200	30	60	7,217
TOTALS	2,866		2,335	280,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,335	114.5130	135.98	317,513	2001	2001	0	0	0	11.55	88.45

1 SNGL FAM – 100% - 2022 Heated Area: 1926 HX Base Yr 2022



86132 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		280,840
TOTAL MARKET OB/XF VALUE		17,454
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		363,294
SOH/AGL Deduction		71,136
ASSESSED VALUE		292,158
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,158
TOTAL JUST VALUE		363,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014609	NEW CONSTR	300	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/0269	1/08/2021	WD	Q	I	01	315,000
GRANTOR: FISHER STEVEN						
GRANTEE: COTE KELLY & GILBER						
2060/1749	7/22/2016	WD	U	I	12	155,000
GRANTOR: ELLIS JEFFREY S						
GRANTEE: FISHER STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W11 N8 W8USP=[YR=2013] N8 W25 S8 E25 $ FOP=[YR=2001] W25 S2 E2 S6 E21 N6 E2 N2 $ S2W2 S6 W21 N6 W2 N2 W9 S43 E3 S2 E10 N2 E3 N1 FOP=[YR=2001] E8 N4W2 N4 W6 S8 $ N8 E6 S4 E11 S5 FGR=[YR=2001] S24 E3 S2 E14 N2 E3 N24 W20 $ E20 N35 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	2,568.00	SF	4.00	4.00	100	2001	2001	3	82	8,423	
3	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2020	2020	3	98	6,021	

LAND DESCRIPTION

TOTAL OB/XF 17,454

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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/29/2021 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS