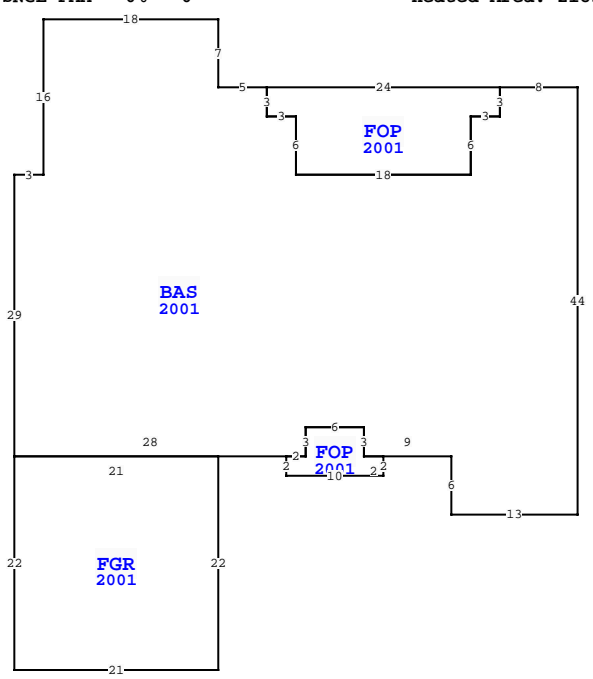


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	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
BAS	2,183	100	2,183
FGR	462	55	254
FOP	38	30	11
FOP	180	30	54
TOTALS	2,863		2,502

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,502	102.3264	121.51	304,018	2001	2001	0	0	10.10	89.90
1 SNGL FAM - 0% - 0 Heated Area: 2183 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			273,312
TOTAL MARKET OB/XF VALUE			3,329
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			341,641
SOH/AGL Deduction			74,060
ASSESSED VALUE			267,581
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			267,581
TOTAL JUST VALUE			341,641
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07824	NEW CONSTR	105,729	12/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/211	6/30/2023	WD	Q	I	01	340,000
GRANTOR: FLYNN ANDREA						
GRANTEE: ESPINOSA ALLIE N						
1465/1194	12/14/2006	WD	U	I	06	136,000
GRANTOR: DALE ALAN R & MARGARE						
GRANTEE: FLYNN ANDREA						

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
1	0812	CONCRETE C	0	0	0	1,015.00	SF	4.00	4.00	100	2001	2001	3	82	3,329	

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

86055 CREEKWOOD DR, YULEE

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2001] W8 FOP=[YR=2001] W24 S3 E3 S6 E18 N6 E3 N3 \$ S3 W3 S6 W18 N6 W3 N3 W5 N7 W18 S16 W3 S29 FGR=[YR=2001] S22 E21 N22 W21 \$ E28 FOP=[YR=2001] S2E10 N2 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E9 S6 E13 N44 \$.

LAND DESCRIPTION	TOTAL OB/XF																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							