LOT 62
MEADOWFIELD UNIT 1B PB 6/203

TAYLOR MILTON D
86087 CREEKWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0062-0000

BUILDING CHARACTERISTICS

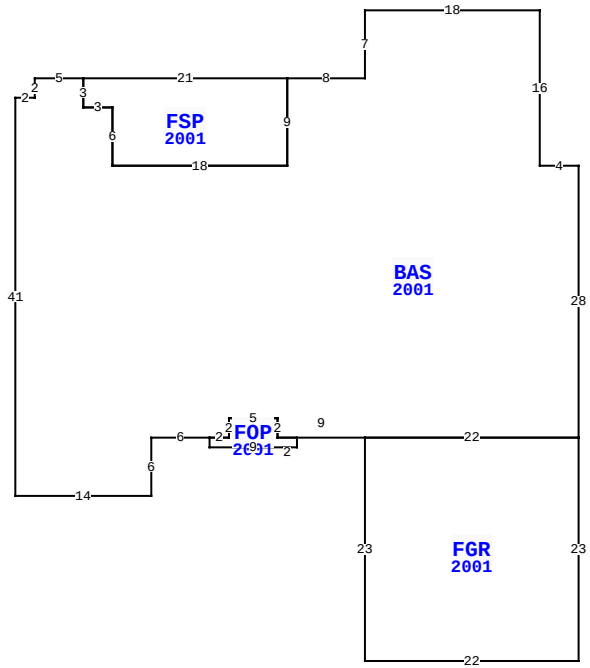
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	SUBAREA MARKET VALUE
BAS	2,135	100	2,135	235,848
FGR	506	55	278	30,710
FOP	19	30	6	663
FSP	171	40	68	7,511
TOTALS	2,831		2,487	274,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,487	104.6976	124.33	309,209	2001	2001	0	0	0	11.15	88.85

1 SNGL FAM – 100% - 2023 Heated Area: 2135 HX Base Yr 2023



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

86087 CREEKWOOD DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,732
TOTAL MARKET OB/XF VALUE		3,306
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		343,038
SOH/AGL Deduction		0
ASSESSED VALUE		343,038
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		293,038
TOTAL JUST VALUE		343,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017983	NEW CONSTR	120,636	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2603/0167	11/16/2022	WD	Q	I	02	440,000
GRANTOR: RICHARDS DONALD N & L						
GRANTEE: TAYLOR MILTON D						
1394/0736	3/08/2006	WD	Q	I		290,000
GRANTOR: KING IMMACULATE &						
GRANTEE: RICHARDS DONALD N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 N16 W18 S7 W8 FSP=[YR=2001] W21 S3 E3 S6 E18 N9 $ S9 W18 N6 W3 N3 W5 S2 W2 S41 E14 N6 E6 FOP=[YR=2001] S1 E9 N1 W2 N2 W5 S2 W2 $ E2 N2 E5 S2 E9 FGR=[YR=2001] S23 E22 N23 W22 $ E22 N28 $.

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	0812	CONCRETE C	0	100	0	0	1,008.00	SF	4.00	4.00	100	2001	2001	3	82	3,306	

LAND DESCRIPTION

TOTAL OB/XF 3,306

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 09/26/2018 BY SBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS