LOT 1
IN OR 1880/185
CREEKSIDE #2 PB 7/32

JARRETT THOMAS D & BRENDA K
87583 CREEKSIDE DR
YULEE, FL 32097

2023

51-3N-27-0262-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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

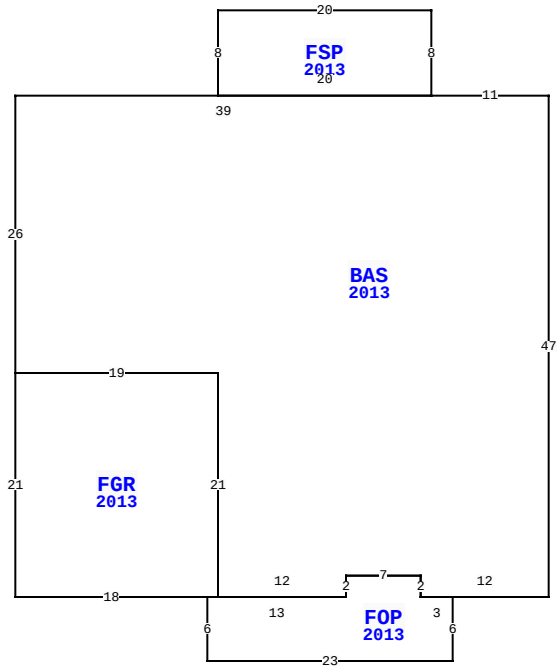
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	1,937	232,719
FGR	399	55	219	26,312
FOP	152	30	46	5,527
FSP	160	40	64	7,690
TOTALS	2,648		2,266	272,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,266	105.3892	125.15	283,590	2013	2013	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2015 Heated Area: 1937 HX Base Yr 2015



87583 CREEKSIDE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,246
TOTAL MARKET OB/XF VALUE		7,225
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		354,471
SOH/AGL Deduction		165,742
ASSESSED VALUE		188,729
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,729
TOTAL JUST VALUE		354,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226514	CO ISSUED	1	04/01/2013
B1226514	CO ISSUED	1	04/01/2013
B1327108	SCRNRM	1,000	04/01/2013
E25672	NEW CONSTR	0	12/01/2012
M1217818	H/AC	0	12/01/2012
P1216215	NEW CONSTR	0	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1880/0185	9/12/2013	WD	Q	I	02	213,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JARRETT THOMAS D &						
1366/0488	11/10/2005	WD	U	V	19	760,000
GRANTOR: HOLLAND LAWRENCE J &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 FSP=[YR=2013] N8 W20 S8 E20$ W39 S26
FGR=[YR=2013] S21 E18 FOP=[YR=2013] S6 E23 N6 W3 N2 W7 S2
W13$ E1 N21 W19$ E19 S21 E12 N2 E7 S2 E12 N47$.

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	0810	CONCRETE A	0	100	0	0	799.00	SF	6.50	6.50	100	2013	2013	3	95	4,934	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2013	2013	3	95	371	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 7,225

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/09/2018 BY SBX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS