

LOT 4
IN OR 1547/786
CREEKSIDE #2 PB 7/32

PASCALE PATRICIA A
87549 CREEKSIDE DRIVE
YULEE, FL 32097

2023

51-3N-27-0262-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,884	100	1,884	218,700
FGR	462	55	254	29,485
FOP	56	30	17	1,973
FSP	168	40	67	7,778
PTO	140	5	7	813
TOTALS	2,710		2,229	258,748

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	1,191.00	SF	4.00	
4	0479	VF PICKET	0 100	0	0	19.00	LF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,229	105.1099	124.82	278,224	2008	2008	0	0	7.00	93.00	
1 SNGL FAM - 100% - 2009 Heated Area: 1884 HX Base Yr 2009												
87549 CREEKSIDE DR, YULEE												
BLD DATE 03/03/2023 NW LGL DATE 06/15/2023 MLU												
XF DATE												
INC DATE												

TOTAL OB/XF												
6,292												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		258,748	
BUILDING MARKET VALUE		6,292	
TOTAL MARKET OB/XF VALUE		75,000	
TOTAL LAND VALUE - MARKET		340,040	
TOTAL MARKET VALUE		171,192	
SOH/AGL Deduction		168,848	
ASSESSED VALUE		60,000	
TOTAL EXEMPTION VALUE		108,848	
BASE TAXABLE VALUE		340,040	
TOTAL JUST VALUE		0	
NCON VALUE		244,912	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13286	MECH OTHER	0	09/01/2007
C20384	CO ISSUED	0	08/01/2007
E19896	ELEC OTHER	2,000	08/01/2007
R10634	REPAIR/RRF	2,800	08/01/2007
B20384	NEW CONSTR	164,406	08/01/2007
P12646	OTHER	0	08/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1547/0786	1/22/2008	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: PASCALE VINCENT F &					
1366/0488	11/10/2005	WD	U	V	19
GRANTOR: HOLLAND LAWRENCE J &					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2008] W19 FSP=[YR=2008] N14 W12 PTO=[YR=2008] W10 S14 E10 N14\$ S14 E12\$ W31 S38 FGR=[YR=2008] S22 E21 N22 W21\$ E27 FOP=[YR=2008] S4 E10 N4 W3 N4 W4 S4 W3\$ E3 N4 E4 S4 E16 N38\$.									