

LOT 5  
IN OR 2095/1084  
CREEKSIDE #2 PB 7/32

CARTER MARILYN F  
96068 LONG BEACH DR  
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0262-0005-0000



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                           |                      | MARKET ADJUSTMENTS |             |                |                |                |           |         |             |         |         | NASSAU COUNTY PROPERTY |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|---------------------------|----------------------|--------------------|-------------|----------------|----------------|----------------|-----------|---------|-------------|---------|---------|------------------------|---------------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|-----------|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION   | TYPE                      | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON    | FNCT        | NORM    | % COND  | PAGE 1 of 1            |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 16               | WD FR STUC 100 | 0900                      | 01                   | 2,309              | 100.5480    | 119.40         | 275,695        | 2008           | 2013      | 0       | 0           | 0       | 4.50    | 95.50                  | VALUATION SUMMARY         |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 SNGL FAM - 0% - 0       |                      |                    |             |                |                |                |           |         |             |         |         |                        | Heated Area: 1900         |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        | HX Base Yr                |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        | VALUATION BY              |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 70      |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        | Tax Group: 4              |            |                             |      |         |      |     |    |        |  | Tax Dist: |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 30   |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        | BUILDING MARKET VALUE     |            |                             |      |         |      |     |    |        |  | 263,289   |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        | TOTAL MARKET OB/XF VALUE  |            |                             |      |         |      |     |    |        |  | 6,439     |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        | TOTAL LAND VALUE - MARKET |            |                             |      |         |      |     |    |        |  | 75,000    |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 3 100          |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        | TOTAL MARKET VALUE        |            |                             |      |         |      |     |    |        |  | 344,728   |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100          |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        | SOH/AGL Deduction         |            |                             |      |         |      |     |    |        |  | 84,251    |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        | ASSESSED VALUE            |            |                             |      |         |      |     |    |        |  | 260,477   |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100         |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        | TOTAL EXEMPTION VALUE     |            |                             |      |         |      |     |    |        |  | 0         |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                       | 0                | 0 100          |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        | BASE TAXABLE VALUE        |            |                             |      |         |      |     |    |        |  | 260,477   |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE 100       | TOTAL JUST VALUE          |                      |                    |             |                |                |                |           |         |             | 344,728 |         |                        |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | NCON VALUE                |                      |                    |             |                |                |                |           |         |             | 0       |         |                        |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | INCOME VALUE              |                      |                    |             |                |                |                |           |         |             |         |         |                        |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | PREVIOUS YEAR MKT VALUE   |                      |                    |             |                |                |                |           |         |             | 248,361 |         |                        |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                         | 1,900            | 100            | 1,900                     | 216,651              |                    |             |                |                |                |           |         |             |         |         |                        |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                         | 498              | 55             | 274                       | 31,244               |                    |             |                |                |                |           |         |             |         |         |                        |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                         | 64               | 30             | 19                        | 2,167                |                    |             |                |                |                |           |         |             |         |         |                        |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                         | 290              | 40             | 116                       | 13,227               |                    |             |                |                |                |           |         |             |         |         |                        |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 2,752                     | 2,309                | 263,289            |             |                |                |                |           |         |             |         |         |                        |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 87541 CREEKSIDE DR, YULEE |                      |                    |             |                |                |                |           |         |             |         |         |                        |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                           | 0504             | FP-ELECTRI     | 0                         | 0                    | 0                  | 1.00        | UT             | 2,000.00       | 2,000.00       | 100       | 2008    | 2008        | 3       | 93      | 1,860                  |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0812             | CONCRETE C     | 0                         | 0                    | 0                  | 1,272.00    | SF             | 4.00           | 4.00           | 100       | 2008    | 2008        | 3       | 90      | 4,579                  |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 6,439                                                                                                                           |                  |                |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| 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                    |                    | PUD         | 0.00           | 0.00           | 1.00           | LT        |         | 1.00        | 1.00    | 1.00    | 75,000.00              | 75,000.00                 | 75,000     |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 07/09/2021 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS |                  |                |                           |                      |                    |             |                |                |                |           |         |             |         |         |                        |                           |            |                             |      |         |      |     |    |        |  |           |  |  |  |  |  |  |  |  |  |