



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	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

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Quality	02	Quality Level 02
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4037.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,003	100	2,003	229,775
FGR	451	55	248	28,450
FOP	74	30	22	2,524
FOP	170	30	51	5,851
FUS	339	100	339	38,889

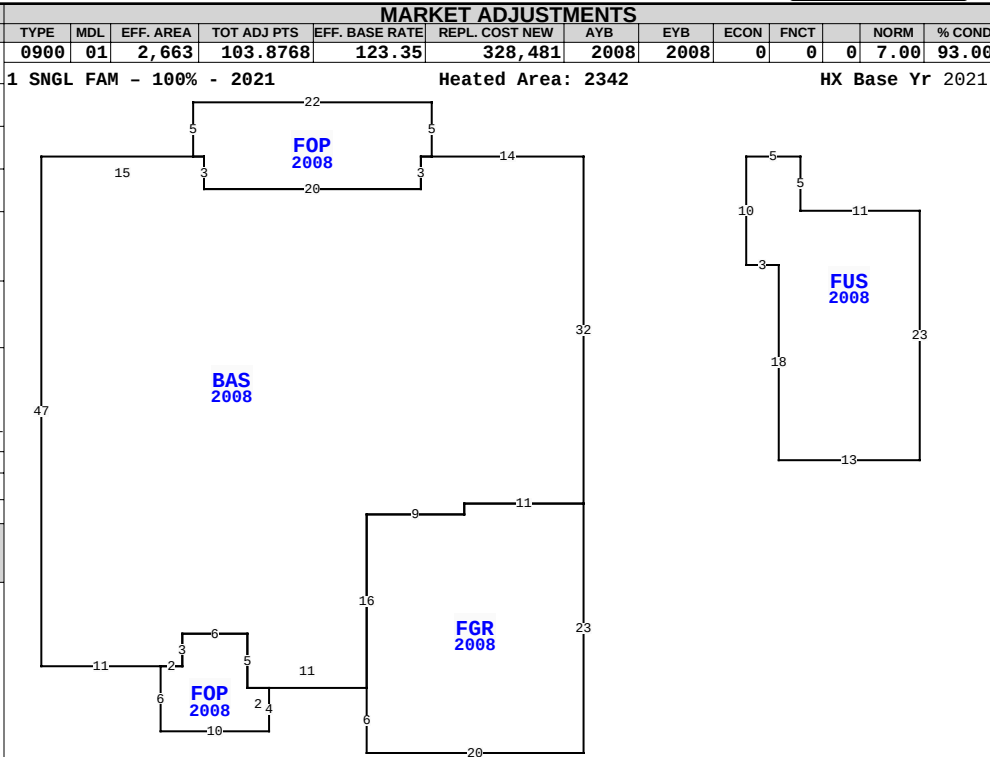
TOTALS	3,037	2,663	305,487
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	2008	2008	3	90	2,995	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2008	2008	3	90	386	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860	

LAND DESCRIPTION		
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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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



87513 CREEKSIDE DR, YULEE

BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		

LGL DATE	06/15/2023	MLU
LAND DATE		
AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,487
TOTAL MARKET OB/XF VALUE		5,241
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		385,728
SOH/AGL Deduction		118,805
ASSESSED VALUE		266,923
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,923
TOTAL JUST VALUE		385,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,625

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13450	MECH OTHER	0	11/01/2007
P12809	OTHER	0	10/01/2007
E20034	ELEC OTHER	2,000	09/01/2007
C20455	CO ISSUED	198,396	08/01/2007
R10676	REPAIR/RRF	28,000	08/01/2007
B20455	NEW CONSTR	198,396	08/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2260/0512	3/08/2019	WD	Q	I	01
					279,000

GRANTOR: TAYLOR NICOLE & JAMES	
GRANTEE: BURDETT MICHAEL W &	
1929/0131	7/22/2014
WD	Q
I	01
	239,900
GRANTOR: FRANKLIN KENT R & RAN	
GRANTEE: TAYLOR NICOLE & JAM	

BUILDING NOTES	
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BUILDING DIMENSIONS	
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BAS=[YR=2008] W14 FOP=[YR=2008] N5 W22 S5 E1 S3 E20 N3 E1\$
W1 S3 W20 N3 W15 S47 E11 FOP=[YR=2008] S6 E10 N4 W2 N5 W6 S3
W2\$ E2 N3 E6 S5 E11 FGR=[YR=2008] S6 E20 N23 W11 S1 W9 S16\$
N16 E9 N1 E11 N32\$ PTR=E15 FUS=[YR=2008] E5 S5 E11 S23 W13
N18 W3 N10\$ W15\$.