

LOT 12
IN OR 2009/693
CREEKSIDE #2 PB 7/32

LEWKUT KRISTY L
87505 CREEKSIDE DR
YULEE, FL 32097

2023

51-3N-27-0262-0012-0000



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 4																																																													
Exterior Wall	16	WD FR STUC 90	0900	01	2,917	100.1053	118.88	346,773	2007	2007	0	0	7.50	92.50	VALUATION BY STANDARD																																																													
Exterior Wall	21	STONE 10	1 SNGL FAM - 100% - 2016												Heated Area: 2571												HX Base Yr 2016																																																	
Roof Structure	03	GABLE/HIP 100													VALUATION SUMMARY																																																													
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:																																																	
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												320,765																																																	
Interior Floor	14	CARPET 60													TOTAL MARKET OB/XF VALUE												67,344																																																	
Interior Floor	11	CLAY TILE 40													TOTAL LAND VALUE - MARKET												75,000																																																	
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												463,109																																																	
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												172,853																																																	
Bedrooms	3	100													ASSESSED VALUE												290,256																																																	
Bathrooms	2	100													TOTAL EXEMPTION VALUE												HX HB 50,000																																																	
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												240,256																																																	
Stories	2.	2. 100	TOTAL JUST VALUE												463,109																																																													
Units	0	100	NCON VALUE												0																																																													
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 336,814																																																													
Quality	02	Quality Level 02	PERMIT NUM												DESCRIPTION												AMT												ISSUED																																					
DOR CODE	0100	SINGLE FAMILY	B1632756												SWIM POOL												37,000												07/01/2016																																					
MAP NUM	MKT AREA		M12285												MECH OTHER												0												12/01/2006																																					
NEIGHBORHOOD/LOC	4037.00		C18836												CO ISSUED												0												11/01/2006																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	B18836												NEW CONSTR												213,312												11/01/2006																																			
BAS	2,113	100	2,113	232,354	E18405												ELEC OTHER												2,000												11/01/2006																																			
FGR	476	55	262	28,811	P11747												OTHER												0												11/01/2006																																			
FOP	40	30	12	1,320	SALES DATA												OFF RECORD Number												DATE												TYPE INST												Q / V / RSN CD												SALE PRICE											
FOP	240	30	72	7,917													2009/0693												10/15/2015												WD Q I												01												271,000											
FUS	458	100	458	50,363													GRANTOR: TRUJILLO JON M & TAMM												GRANTEE: LEWKUT KRISTY L																																															
TOTALS	3,327		2,917	320,765													1497/0719												5/07/2007												WD Q I																								331,700											
EXTRA FEATURES					87505 CREEKSIDE DR, YULEE												BLD DATE 03/03/2023 NW LGL DATE 06/15/2023 MLU												XF DATE 07/05/2007 JM LAND DATE AG DATE												INC DATE																																			
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	BUILDING NOTES																																																												
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	BUILDING DIMENSIONS																																																											
2	0812	CONCRETE C	0	100	0	0	2,717.00	SF	4.00	4.00	100	2007	2007	3	89	9,673	BAS=[YR=2007] W12 FOP=[YR=2007] N8 W30 S8 E30\$ W38 S48 E9																																																											
3	1076	TRELLIS A	0	100	30	10	300.00	SF	7.50	7.50	100	2008	2008	3	56	1,260	FOP=[YR=2007] S4 E10 N4 W10\$ E20 FGR=[YR=2007] S9 E21 N22 W6																																																											
4	0855	CONC PAVER	0	100	30	13	390.00	SF	10.00	10.00	100	2008	2008	3	90	3,510	N2 W7 S2W8 S13\$ N13 E8 N2 E7 S2 E6 N35\$ PTR=E15 FUS=[YR=2007] E3 N16 E15 S1 E3 S4 W3 S18 W10 S10 W8 N17\$ W15\$.																																																											
5	0855	CONC PAVER	0	100	0	0	700.00	SF	10.00	10.00	100	2017	2017	3	97	6,790																																																												
6	0861	POOL GUNIT	0	100	0	0	580.00	SF	85.00	85.00	100	2017	2017	3	87	42,891																																																												
LAND DESCRIPTION																	TOTAL OB/XF 67,344																																																											
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																																																											
REVIEW DATE 02/28/2017 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																																																												