LOT 13
IN OR 2065/1483
CREEKSIDE #2 PB 7/32

HALL KENNETH R & MARTHA V
87499 CREEKSIDE DR
YULEE, FL 32097

2023

51-3N-27-0262-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

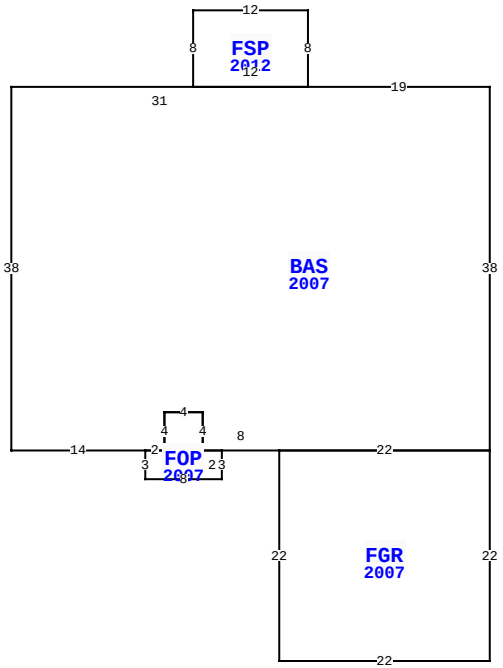
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	206,731
FGR	484	55	266	29,188
FOP	40	30	12	1,317
FSP	96	40	38	4,170
TOTALS	2,504		2,200	241,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,200	99.5239	118.18	259,996	2007	2007	0	0	0	7.15	92.85

1 SNGL FAM – 100% - 2017 Heated Area: 1884 HX Base Yr 2017



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE	07/05/2007	JM	LAND DATE 06/15/2023 MLU
INC DATE			AG DATE

87499 CREEKSIDE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,406
TOTAL MARKET OB/XF VALUE		5,728
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		322,134
SOH/AGL Deduction		136,449
ASSESSED VALUE		185,685
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,685
TOTAL JUST VALUE		322,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18468	ELEC OTHER	2,000	12/01/2006
M12318	MECH OTHER	0	12/01/2006
P11813	OTHER	0	12/01/2006
C19136	CO ISSUED	0	11/01/2006
B19136	NEW CONSTR	165,726	11/01/2006
R09930	REPAIR/RRF	2,800	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2065/1483	8/16/2016	WD	Q	I	01	178,000
GRANTOR: KUNKEL DEBORAH J ET A						
GRANTEE: HALL KENNETH R & MA						
1521/1299	8/27/2007	WD	Q	I		225,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DEVINE DARYL F						

BUILDING NOTES

EXTRA FEATURES

LN	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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0812	CONCRETE C	0	100	0	0	1,092.00	SF	4.00	4.00	100	2007	2007	3	89	3,888	

BUILDING DIMENSIONS

BAS=[YR=2007] W19 FSP=[YR=2012] N8 W12 S8 E12$ W31 S38 E14
FOP=[YR=2007] S3 E8 N3 W2 N4 W4 S4W2$ E2 N4E4 S4 E8
FGR=[YR=2007] S22 E22 N22 W22$ E22 N38$.

LAND DESCRIPTION

TOTAL OB/XF 5,728

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	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 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