

LOT 15
IN OR 1756/1630
CREEKSIDE #2 PB 7/32

COTELLESSE CARLO & FRANCES
87475 CREEKSIDE DR
YULEE, FL 32097-1901

2023

51-3N-27-0262-0015-0000



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	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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
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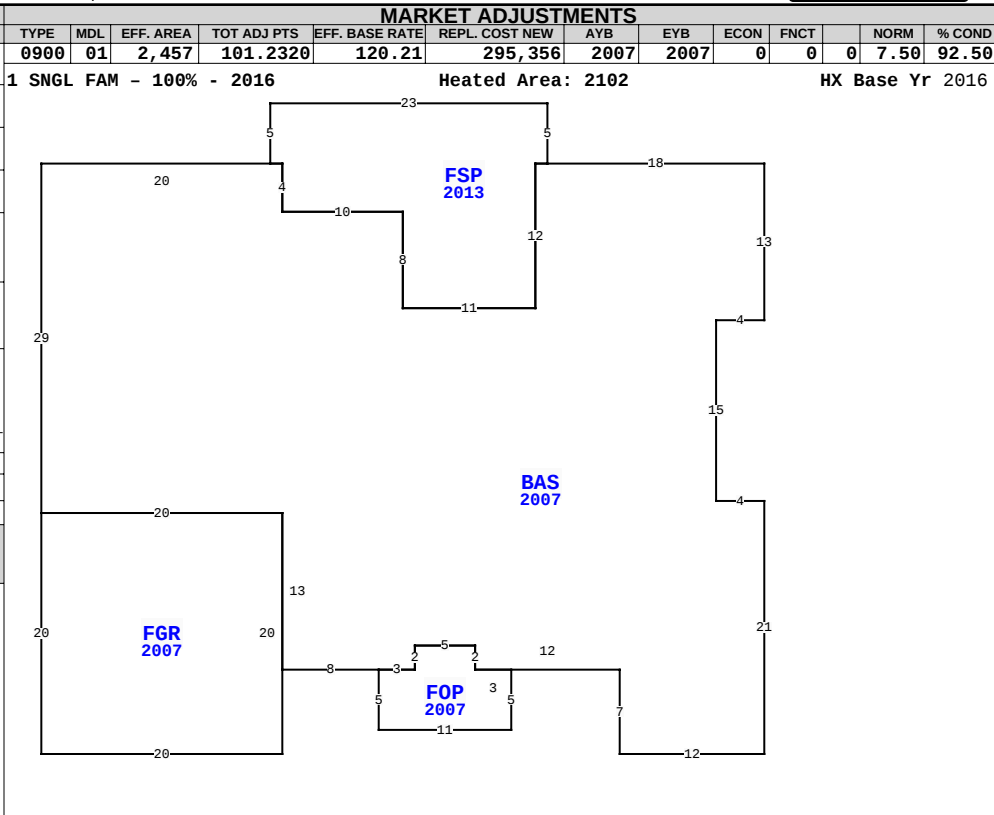
NEIGHBORHOOD/LOC	4037.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2,102	233,730
FGR	400	55	220	24,463
FOP	65	30	20	2,224
FSP	287	40	115	12,787

TOTALS	2,854	2,457	273,204
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007
2	0811	CONCRETE B	0 100	0	0	655.00	SF	5.20	5.20	100	2007
3	0810	CONCRETE A	0 100	22	3	66.00	SF	6.50	6.50	100	2007
4	0855	CONC PAVER	0 100	0	0	300.00	SF	7.00	7.00	100	2009

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



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE	01/15/2008	KK	LAND DATE	06/15/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
7,164											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE			273,204
TOTAL MARKET OB/XF VALUE			7,164
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			355,368
SOH/AGL Deduction			148,589
ASSESSED VALUE			206,779
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			156,779
TOTAL JUST VALUE			355,368
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13028	MECH OTHER	0	06/01/2007
E19261	ELEC OTHER	2,000	05/01/2007
P12341	OTHER	0	05/01/2007
C19703	CO ISSUED	0	04/01/2007
B19703	NEW CONSTR	186,384	04/01/2007
R10249	REPAIR/RRF	2,800	04/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1756/1630	9/16/2011	WD Q	Q	I	02
GRANTOR: STONE JIMMIE E & PATR					
GRANTEE: COTELLESSE CARLO &					
1538/1501	12/03/2007	WD Q	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: STONE JIMMIE E & PA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W18 FSP=[YR=2013] N5 W23 S5 E1 S4 E10 S8 E11 N12 E1\$ W1 S12 W11 N8 W10 N4 W20 S29 FGR=[YR=2007] S20 E20 N20 W20\$ E20 S13 E8 FOP=[YR=2007] S5 E11 N5 W3 N2 W5 S2 W3\$ E3 N2 E5 S2 E12 S7 E12 N21 W4 N15 E4 N13\$.											