



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	20	FACE BRICK 100	0900	01	2,531	107.4336	127.58	322,905	2007	2007	0	0	0	11.25	88.75	VALUATION BY									
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 2202									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 60																							
Interior Floor	14	CARPET 40																							
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									
NEIGHBORHOOD/LOC			4037.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,202	100	2,202	249,326																					
FGR	420	55	231	26,156																					
FOP	40	30	12	1,359																					
FOP	287	30	86	9,738																					
TOTALS			2,949	2,531	286,578																				
EXTRA FEATURES			87465 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	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840										
2	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	35	700										
3	0861	POOL GUNIT	0 100	0	0	889.00	SF	85.00	85.00	100	2007	2007	3	52	39,294										
4	0845	KOOL DECK	0 100	0	0	199.00	SF	7.25	7.25	100	2007	2007	3	89	1,284										
5	0812	CONCRETE C	0 100	0	0	2,296.00	SF	4.00	4.00	100	2007	2007	3	89	8,174										
6	0910	SCRN RM L	0 100	31	18	558.00	SF	15.00	15.00	100	2007	2007	3	35	2,930										
7	0811	CONCRETE B	0 100	0	0	510.00	SF	5.20	5.20	100	2016	2016	3	97	2,572										
TOTAL OB/XF			56,794																						
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 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																									