

LOT 18  
IN OR 2086/572  
CREEKSIDE #2 PB 7/32

MCFADDEN WILLIAM A/MCPHERSON NATALIE V  
87461 CREEKSIDE DR  
YULEE, FL 32097

2023

51-3N-27-0262-0018-0000



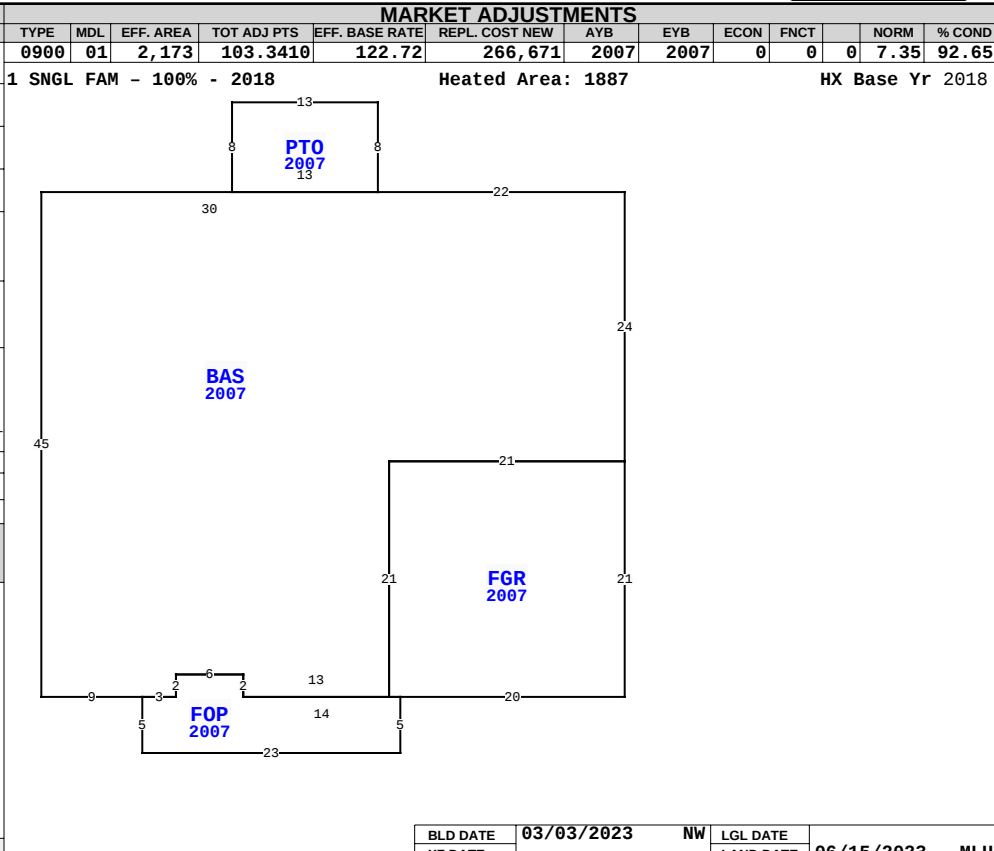
| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 16 WD FR STUC 70  |
| Exterior Wall            | 05 AVERAGE 30     |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 70      |
| Interior Floor           | 11 CLAY TILE 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| 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       | 1,887            | 100         | 1,887        | 214,552              |
| FGR       | 441              | 55          | 243          | 27,629               |
| FOP       | 127              | 30          | 38           | 4,320                |
| PTO       | 104              | 5           | 5            | 569                  |
| TOTALS    | 2,559            |             | 2,173        | 247,071              |

| 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 | 724.00 | SF | 5.20     | 5.20           | 100       | 2007    |
| 3              | 0810       | CONCRETE A  | 0 100   | 23 | 3 | 69.00  | SF | 6.50     | 6.50           | 100       | 2007    |

| 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 |



| 87461 CREEKSIDE DR, YULEE |    |          |                | XF DATE   |         |             |   | LAND DATE |                 | 06/15/2023 | MLO |
|---------------------------|----|----------|----------------|-----------|---------|-------------|---|-----------|-----------------|------------|-----|
|                           |    |          |                | INC DATE  |         |             |   | AG DATE   |                 |            |     |
| UNITS                     | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND    | OB/XF MKT VALUE | NOTES      |     |
| 1.00                      | UT | 2,000.00 | 2,000.00       | 100       | 2007    | 2007        | 3 | 92        | 1,840           |            |     |
| 724.00                    | SF | 5.20     | 5.20           | 100       | 2007    | 2007        | 3 | 89        | 3,351           |            |     |
| 69.00                     | SF | 6.50     | 6.50           | 100       | 2007    | 2007        | 3 | 89        | 399             |            |     |
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| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              | Tax Dist: |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 247,071   |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 5,590     |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 75,000    |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 327,661   |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 138,744   |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 188,917   |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 50,000    |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 138,917   |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 327,661   |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 235,259   |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M13151     | MECH OTHER  | 0       | 07/01/2007 |
| E19402     | ELEC OTHER  | 2,000   | 06/01/2007 |
| P12464     | OTHER       | 0       | 06/01/2007 |
| C19903     | CO ISSUED   | 0       | 05/01/2007 |
| B19903     | NEW CONSTR  | 160,248 | 05/01/2007 |
| R10358     | REPAIR/RRF  | 2,800   | 05/01/2007 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2086/0572                      | 11/30/2016 | WD           | Q      | I      | 01        | 195,000       |  |
| GRANTOR: NELSON DONNIE W & CON |            |              |        |        |           |               |  |
| GRANTEE: MCFADDEN WILLIAM A    |            |              |        |        |           |               |  |
| 1590/1550                      | 10/27/2008 | WD           | Q      | I      |           | 212,700       |  |
| GRANTOR: LONG STEPHANIE S      |            |              |        |        |           |               |  |
| GRANTEE: NELSON DONNIE W & C   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
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| BUILDING DIMENSIONS                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] W22 PTO=[YR=2007] N8 W13 S8 E13\$ W30 S45 E9<br>FOP=[YR=2007] S5 E23 N5 FGR=[YR=2007] E20 N21 W21 S21 E1\$<br>W14 N2 W6 S2 W3\$ E3 N2 E6 S2 E13 N21 E21 N24\$. |  |  |  |  |  |  |  |  |  |  |  |