



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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	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	2,000	100	2,000	238,406
FGR	385	55	212	25,271
FOP	42	30	13	1,550
FOP	215	30	64	7,629
FST	15	55	8	954
TOTALS	2,657		2,297	273,810

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,297	105.1099	124.82	286,712	2012	2012	0	0
1 SNGL FAM - 100% - 2020 Heated Area: 2000 HX Base Yr 2020									
BLD DATE	03/03/2023						NW	LGL DATE	
XF DATE								LAND DATE	06/15/2023
INC DATE								AG DATE	MLU

87486 CREEKSIDE DR, YULEE

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	743.00	SF	5.20	5.20
2	0810	CONCRETE A	0	100	35	105.00	SF	6.50	6.50
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2012	2012	3	94	3,632	
100	2012	2012	3	94	642	
100	2012	2012	3	96	1,920	
TOTAL OB/XF 6,194						

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,810	
TOTAL MARKET OB/XF VALUE		6,194	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		355,004	
SOH/AGL Deduction		126,029	
ASSESSED VALUE		228,975	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		178,975	
TOTAL JUST VALUE		355,004	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,217	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25804	CO ISSUED	0	07/13/2012
E24884	NEW CONSTR	0	03/01/2012
M16969	H/AC	0	03/01/2012
P15788	NEW CONSTR	0	03/01/2012
B25804	NEW CONSTR	227,075	03/01/2012
B20494	NEW CONSTR	182,292	09/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2294/1264	7/26/2019	WD	Q	I	01
GRANTOR: SOLOMON CHRISTOPHER L					
GRANTEE: GOODWIN JONATHAN &					
2062/1343	7/26/2016	WD	Q	I	01
GRANTOR: POWELL JAMES A & BRAN					
GRANTEE: SOLOMON CHRISTOPHER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W13 FOP=[YR=2012] N9 W29 S5 E10 D2 R2 S2 E17\$ W17 N2 U2 L2 W10 S4 W14 S32 FGR=[YR=2012] S20 E20 N20 W11 FST=[YR=2012] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E20 S2 E10 FOP=[YR=2012] S3 E8 N6 W6 S3 W2\$ E2 N3 E6 S9 E18 N40\$.									