

LOT 51
IN OR 1430/340
CREEKSIDE #2 PB 7/32

HEUN DARRELL C & JEANNE M
87494 CREEKSIDE DRIVE
YULEE, FL 32097

2023

51-3N-27-0262-0051-0000



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 60
Interior Floo	12	HARDWOOD 40
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

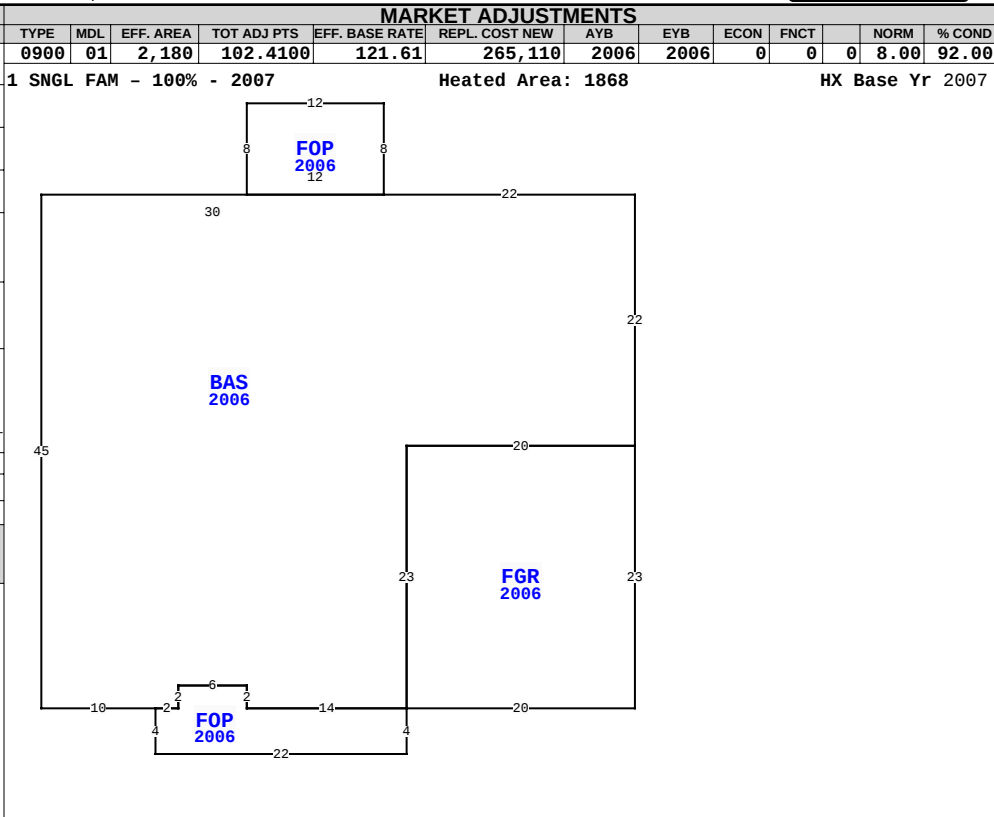
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4037.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	1,868	208,994
FGR	460	55	253	28,306
FOP	96	30	29	3,245
FOP	100	30	30	3,356

TOTALS	2,524		2,180	243,901
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0911	SCRN RM A	0 100	0	0	740.00	SF	17.50	17.50	100	2006
3	0861	POOL GUNIT	0 100	0	0	228.00	SF	85.00	85.00	100	2006
4	0845	KOOL DECK	0 100	0	0	386.00	SF	7.25	7.25	100	2006
5	0811	CONCRETE B	0 100	0	0	806.00	SF	5.20	5.20	100	2006

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	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT	1.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE	11/03/2006	JM	LAND DATE	06/15/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
22,653											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		243,901	
TOTAL MARKET OB/XF VALUE		22,653	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		341,554	
SOH/AGL Deduction		164,928	
ASSESSED VALUE		176,626	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		126,626	
TOTAL JUST VALUE		341,554	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,684	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17923	SCRN RM	8,000	10/31/2006
C17080	CO ISSUED	141,220	02/01/2006
B17208	SWIM POOL	25,000	02/01/2006
E16766	ELEC OTHER	2,000	02/01/2006
M11127	TANKS/BLRS	0	02/01/2006
R08881	REPAIR/RRF	2,800	02/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1430/0340	7/24/2006	WD Q	I		
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: HEUN DARRELL C & JE					255,600
1366/0507	11/10/2005	WD U	V	19	
GRANTOR: HOLLAND LAWRENCE J &					160,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2006] N23BAS=[YR=2006] N22W22FOP=[YR=2006] N8W12S8E12\$W30S45E10FOP=[YR=2006] S4E22N4W14N2W6S2W2\$E2N2E6S2E14N23E20\$W20S23E20\$.											