LOT 52
IN OR 1411/1976
CREEKSIDE #2 PB 7/32

BORGE JEFERSSON SIMON
87506 CREEKSIDE DRIVE
YULEE, FL 32097

2023

51-3N-27-0262-0052-0000

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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

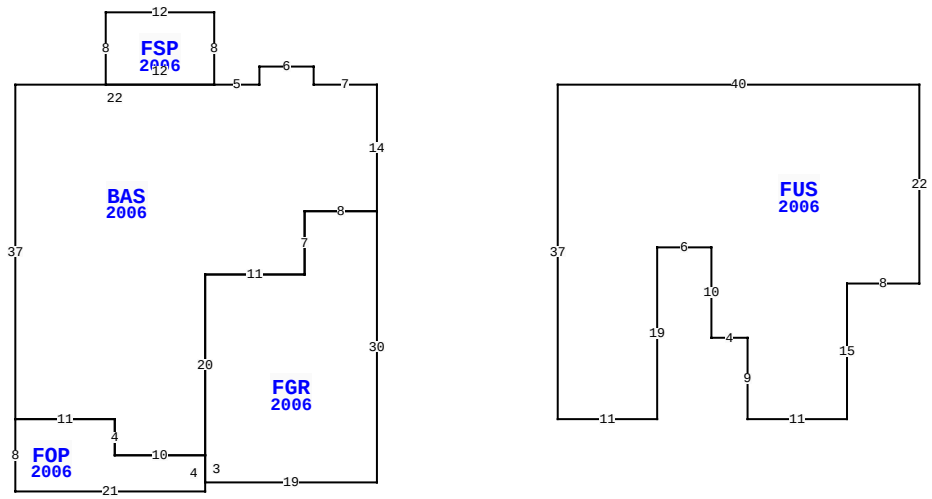
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,172	100	1,172	130,672
FGR	493	55	271	30,215
FOP	128	30	38	4,237
FSP	96	40	38	4,237
FUS	1,210	100	1,210	134,909
TOTALS	3,099		2,729	304,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,729	102.0528	121.19	330,728	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2021 Heated Area: 2382 HX Base Yr 2021



87506 CREEKSIDE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,270
TOTAL MARKET OB/XF VALUE		5,055
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		384,325
SOH/AGL Deduction		116,552
ASSESSED VALUE		267,773
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,773
TOTAL JUST VALUE		384,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16046	NEW CONSTR	175,294	02/07/2006
E15902	ELEC OTHER	2,000	10/01/2005
M10478	MECH OTHER	0	10/01/2005
P10063	OTHER	0	09/01/2005
R08212	REPAIR/RRF	2,800	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/0452	9/25/2020	WD	Q	I	01	250,000
GRANTOR: KRASS EDWARD J & DAWN						
GRANTEE: BORGE JEFERSSON SIM						
1411/1976	5/15/2006	WD	Q	I		300,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KRASS EDWARD J & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W7 N2 W6 S2 W5 FSP=[YR=2006] N8 W12 S8 E12$ W22 S37 FOP=[YR=2006] S8 E21 N4 W10 N4 W11$ E11 S4 E10 FGR=[YR=2006] S3 E19 N30 W8 S7 W11 S20$ N20 E11 N7 E8 N14$ PTR=[YR=2006] E20 FUS=[YR=2006] E40 S22 W8 S15 W11 N9 W4 N10 W6 S19 W11 N37$ W20$.

EXTRA FEATURES

LN	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	2006	2006	3	91	1,820	
2	0811	CONCRETE B	0	100	0	0	707.00	SF	5.20	5.20	100	2006	2006	3	88	3,235	

LAND DESCRIPTION

TOTAL OB/XF 5,055

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	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 07/05/2018 BY SBX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS