LOT 53
IN OR 2193/20
CREEKSIDE #2 PB 7/32

HERMES GLENN A & CHERYL R L/E/
87526 CREEKSIDE DR
YULEE, FL 32097

2023

51-3N-27-0262-0053-0000

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	11	CLAY TILE 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

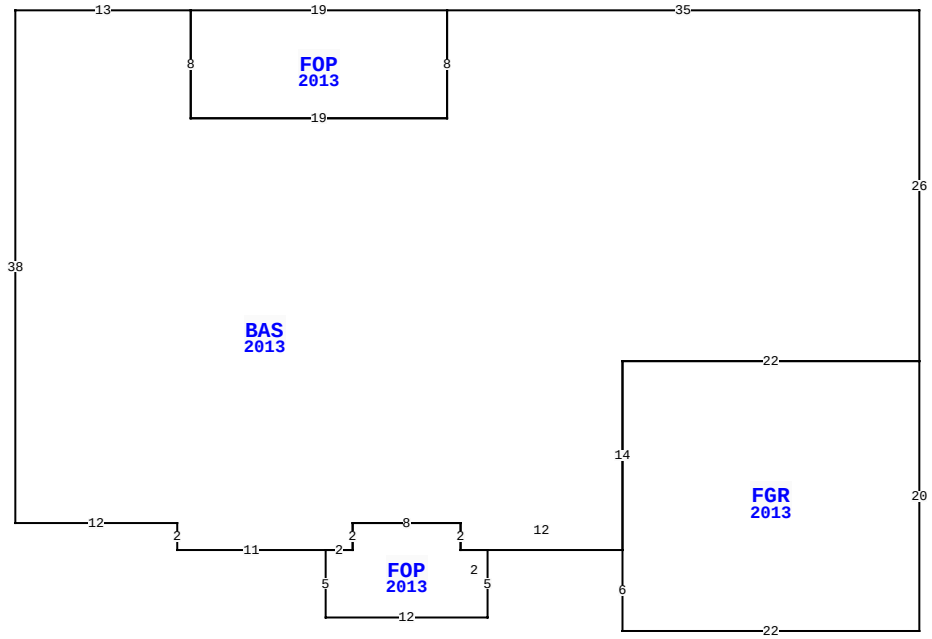
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2,180	252,972
FGR	440	55	242	28,082
FOP	76	30	23	2,669
FOP	152	30	46	5,337
TOTALS	2,848		2,491	289,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,491	102.3264	121.51	302,681	2013	2013	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2015 Heated Area: 2180 HX Base Yr 2015



87526 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		289,060
TOTAL MARKET OB/XF VALUE		5,737
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		369,797
SOH/AGL Deduction		170,346
ASSESSED VALUE		199,451
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,451
TOTAL JUST VALUE		369,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226533	CO ISSUED	1	04/01/2013
E25674	NEW CONSTR	0	12/01/2012
M1217819	H/AC	0	12/01/2012
P1216213	NEW CONSTR	0	11/01/2012
E1225578	NEW CONSTR	0	11/01/2012
B1226533	NEW CONSTR	250,543	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/0020	4/24/2018	LE	U	I	11	100
GRANTOR: HERMES GLENN A CHERYL						
GRANTEE: HERMES GLENN A & GR						
1877/0413	8/23/2013	WD	Q	I	02	225,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HERMES GLENN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W35 FOP=[YR=2013] W19 S8 E19 N8$ S8 W19 N8 W13 S38 E12 S2 E11 FOP=[YR=2013] S5 E12 N5 W2 N2 W8 S2 W2$ E2 N2 E8 S2 E12 FGR=[YR=2013] S6 E22 N20 W22 S14$ N14 E22 N26$.

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	0810	CONCRETE A	0	100	0	0	860.00	SF	6.50	6.50	100	2013	2013	3	95	5,311	
2	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50	6.50	100	2013	2013	3	95	426	

LAND DESCRIPTION

TOTAL OB/XF 5,737

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