LOT 21
MEADOWFIELD UNIT 1B PB 6/203

WILCOX FAMILY LIVING TRUST/WILCOX PAUL JAMES TRUST
86068 CREEKWOOD DR
YULEE, FL 32097

2024

38-2N-27-1331-0021-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	01	Quality Level 01

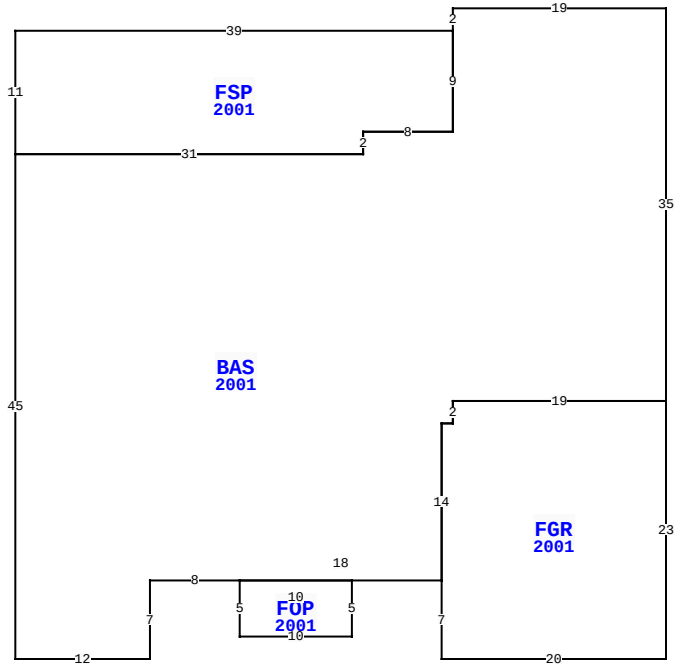
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,233	100	2,233	231,807
FGR	458	55	252	26,160
FOP	50	30	15	1,558
FSP	413	40	165	17,129
TOTALS	3,154		2,665	276,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,665	93.3120	116.64	310,846	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2023 Heated Area: 2233 HX Base Yr 2023



86068 CREEKWOOD DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,653
TOTAL MARKET OB/XF VALUE		3,340
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		344,993
SOH/AGL Deduction		0
ASSESSED VALUE		344,993
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		294,993
TOTAL JUST VALUE		344,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07823	NEW CONSTR	123,198	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0455	5/05/2022	WD	Q	I	02	460,000
GRANTOR: WINEBARGER CECIL JR&						
GRANTEE: WILCOX FAMILY LIVIN						
1045/0842	3/25/2002	WD	Q	I		181,500
GRANTOR: DOOLITTLE JAMES H & C						
GRANTEE: WINEBARGER CECIL JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 S2 FSP=[YR=2001] W39 S11 E31 N2 E8 N9 $
S9 W8 S2 W31 S45 E12 N7 E8 FOP=[YR=2001] S5 E10 N5 W10 $ E18
FGR=[YR=2001] S7 E20 N23 W19 S2 W1 S14 $ N14 E1 N2 E19 N35 $
.

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	0811	CONCRETE B	0	100	0	0	803.00	SF	5.20	5.20	100	2001	2001	3	80	3,340	

LAND DESCRIPTION

TOTAL OB/XF 3,340

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS