LOT 24
IN OR 2241/673
MEADOWFIELD UNIT 1B PB 6/203

TOMPKINS RYAN H/TOMPKINS MARY LOU H
86120 CREEKWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1331-0024-0000

BUILDING CHARACTERISTICS

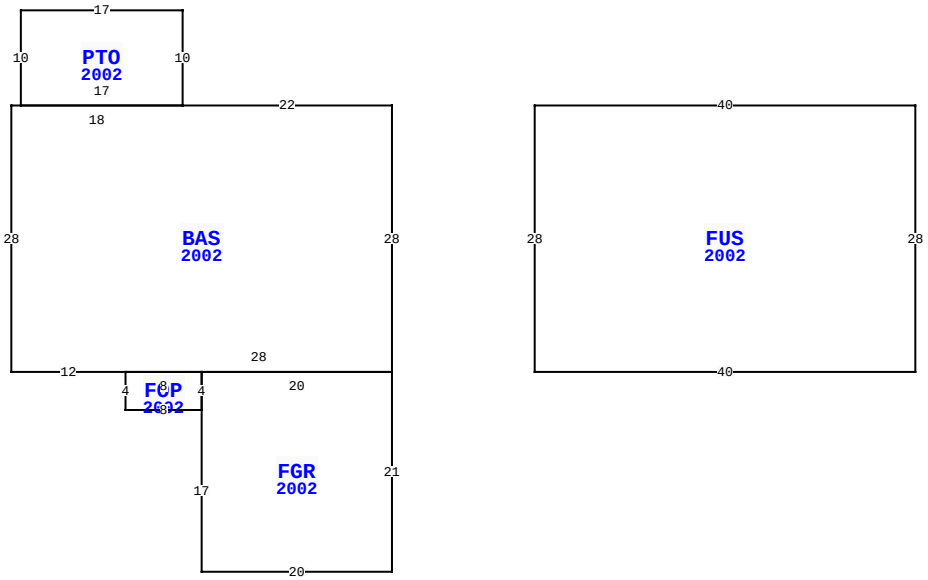
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,120	100	1,120	120,638
FGR	420	55	231	24,881
FOP	32	30	10	1,077
FUS	1,120	100	1,120	120,638
PTO	170	5	8	862
TOTALS	2,862		2,489	268,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,489	95.9040	119.88	298,381	2002	2002	0	0	0	10.15	89.85

1 SNGL FAM – 100% - 2022 Heated Area: 2240 HX Base Yr 2022



86120 CREEKWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,095
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		336,280
SOH/AGL Deduction		90,257
ASSESSED VALUE		246,023
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,023
TOTAL JUST VALUE		336,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2241/0673	12/04/2018	WD	Q	I	01	253,000
GRANTOR: TREMEL DAMON G & SARA						
GRANTEE: TOMPKINS RYAN H & M						
2126/1022	5/24/2017	SW	U	I	12	165,100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: TREMEL DAMON G & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W22 PTO=[YR=2002] N10 W17 S10 E17 $ W18 S28 E12 FOP=[YR=2002] S4 E8 FGR=[YR=2002] S17 E20 N21 W20 S4 $ N4 W8 $ E28 N28 $ PTR= E15 FUS=[YR=2002] E40 S28 W40 N28 $ W15 $.

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	747.00	SF	5.20	5.20	100	2002	2002	3	82	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,185

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