LOT 60
IN OR 1176/766
MEADOWFIELD UNIT 1-A PB 6/148

SWEAT SIMON C JR
86045 CREEKWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1331-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

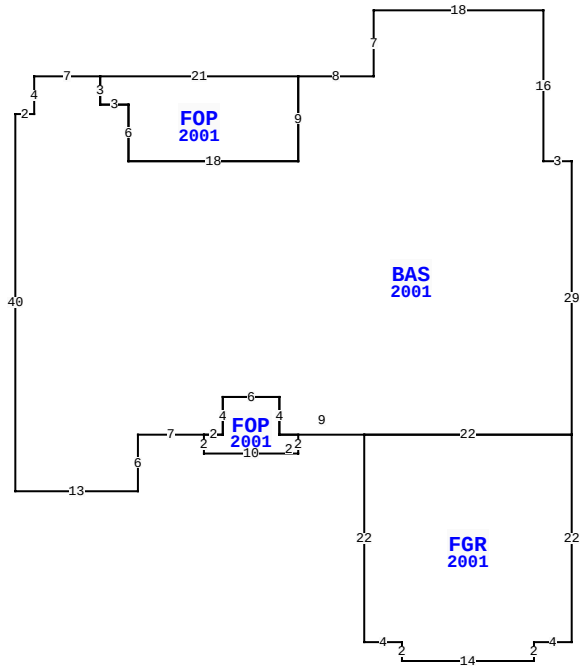
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,216	100	2,216	231,076
FGR	512	55	282	29,405
FOP	44	30	13	1,355
FOP	171	30	51	5,318
TOTALS	2,943		2,562	267,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,562	93.3120	116.64	298,832	2001	2001	0	0	0	10.60	89.40

1 SNGL FAM – 100% - 2004 Heated Area: 2216 HX Base Yr 2004



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

86045 CREEKWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,156
TOTAL MARKET OB/XF VALUE		22,696
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		354,852
SOH/AGL Deduction		165,105
ASSESSED VALUE		189,747
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		134,747
TOTAL JUST VALUE		354,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108405	NEW CONSTR	121,476	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1176/0766	9/30/2003	WD	Q	I		206,000
GRANTOR: SALDANA FRANCISCO &						
GRANTEE: SWEAT SIMON C JR &						
1014/0130	10/18/2001	WD	Q	I		159,300
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SALDANA FRANCISCO &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 N16 W18 S7 W8 FOP=[YR=2001] W21 S3 E3 S6 E18 N9 $ S9 W18 N6 W3 N3 W7 S4 W2 S40 E13 N6 E7 FOP=[YR=2001] S2 E10 N2 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E9 FGR=[YR=2001] S22 E4 S2 E14 N2 E4 N22 W22 $ E22 N29 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,400.00	SF	4.00	4.00	100	2001	2001	3	80	4,480	
3	0861	POOL GUNIT	0	100	0	0	160.00	SF	85.00	85.00	100	2011	2011	3	64	8,704	
4	0845	KOOL DECK	0	100	0	0	980.00	SF	7.25	7.25	100	2011	2011	3	92	6,537	

LAND DESCRIPTION

TOTAL OB/XF 22,696

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