LOT 3
CREEKSIDE #2 PB 7/32

VIEHWEG CLARK & KIM
2657 SUMMERWOOD DR
LAYTON, UT 84040

2024

51-3N-27-0262-0003-0000

BUILDING CHARACTERISTICS

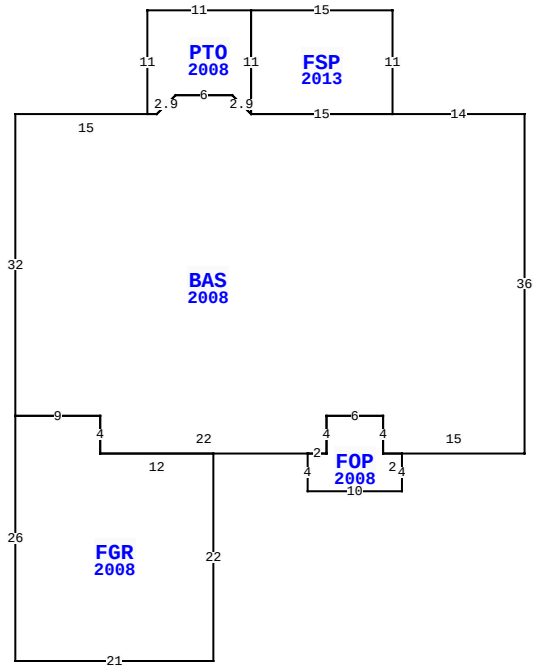
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,900	100	1,900	228,862
FGR	498	55	274	33,004
FOP	64	30	19	2,288
FSP	165	40	66	7,950
PTO	105	5	5	602
TOTALS	2,732		2,264	272,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,264	104.1789	130.22	294,818	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 0 Heated Area: 1900 HX Base Yr



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

87555 CREEKSIDE DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	272,707
TOTAL MARKET OB/XF VALUE	5,681
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	353,388
SOH/AGL Deduction	55,895
ASSESSED VALUE	297,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,493
TOTAL JUST VALUE	353,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13296	MECH OTHER	0	09/01/2007
C20382	CO ISSUED	0	08/01/2007
E19895	ELEC OTHER	2,000	08/01/2007
R10632	REPAIR/RRF	2,800	08/01/2007
B20382	NEW CONSTR	161,766	08/01/2007
P12655	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/0954	5/20/2021	WD	Q	I	01	290,000
GRANTOR: BELLOMO ANTHONY J & M						
GRANTEE: VIEHWEG CLARK & KIM						
2158/0547	10/27/2017	WD	U	I	11	100
GRANTOR: VOISARD CARLA S						
GRANTEE: BELLOMO ANTHONY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FSP=[YR=2013] N11 W15 S11 E15$ W15 PTO=[YR=2008] N11 W11 S11 E1 U2 R2 E6 D2 R2 $ U2 L2 W6 D2 L2 W15 S32 FGR=[YR=2008] S26 E21 N22 W12 N4 W9 $ E9 S4 E22 FOP=[YR=2008] S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E15 N36$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
2	0812	CONCRETE C	0	0	0	0	1,079.00	SF	4.00	4.00	100	2008	2008	3	89	3,841	

LAND DESCRIPTION

TOTAL OB/XF 5,681

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	0	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS