LOT 7
CREEKSIDE #2 PB 7/32

TORRES ORLANDO &/GRAHAM MIRANDA L
87529 CREEKSIDE DR
YULEE, FL 32097-1904

2024

51-3N-27-0262-0007-0000

BUILDING CHARACTERISTICS

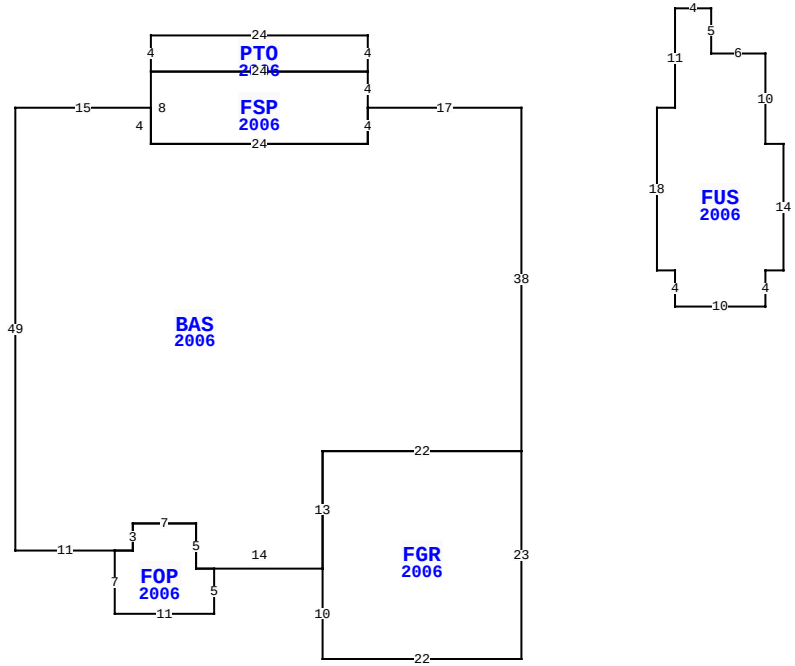
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,413	100	2,413	260,510
FGR	506	55	278	30,013
FOP	94	30	28	3,023
FSP	192	40	77	8,313
FUS	364	100	364	39,297
PTO	96	5	5	540
TOTALS	3,665		3,165	341,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,165	94.3920	117.99	373,438	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2022 Heated Area: 2777 HX Base Yr 2022



87529 CREEKSIDE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE	10/30/2006 JM	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		341,696
TOTAL MARKET OB/XF VALUE		6,419
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		423,115
SOH/AGL Deduction		149,745
ASSESSED VALUE		273,370
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,370
TOTAL JUST VALUE		423,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530076	SCRNROOM	4,140	03/01/2015
M11751	MECH OTHER	0	07/01/2006
E17642	ELEC OTHER	2,000	07/01/2006
M11751	MECH OTHER	0	07/01/2006
C0617971	CO ISSUED	230,340	06/01/2006
B0617971	NEW CONSTR	230,340	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/0860	10/08/2021	WD	Q	I	01	355,000
GRANTOR: WETMORE DAVID & ANN						
GRANTEE: TORRES ORLANDO & MI						
1479/1016	2/20/2007	WD	Q	I		270,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WETMORE DAVID & ANN						

BUILDING NOTES

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	761.00	SF	5.20	5.20	100	2006	2006	3	87	3,443	
3	0911	SCRN RM A	0	100	24	4	96.00	SF	17.50	17.50	100	2015	2015	3	70	1,176	

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FSP=[YR=2006] N4 PTO=[YR=2006] N4 W24 S4 E24$W24 S8 E24 N4$ S4 W24 N4 W15 S49 E11 FOP=[YR=2006] S7 E11 N5 W2 N5 W7 S3 W2$ E2 N3 E7 S5 E14 FGR=[YR=2006] S10 E22 N23 W22 S13$ N13 E22 N38$ PTR=[YR=2006] E15 FUS=[YR=2006] E2 N11 E4 S5 E6 S10 E2 S14 W2 S4 W10 N4 W2 N18$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 6,419

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	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