

LOT 12
IN OR 2009/693
CREEKSIDE #2 PB 7/32

LEWKUT KRISTY L
87505 CREEKSIDE DR
YULEE, FL 32097

2024

51-3N-27-0262-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,113	100	2,113	243,248
FGR	476	55	262	30,161
FOP	40	30	12	1,382
FOP	240	30	72	8,288
FUS	458	100	458	52,725

TOTALS	3,327		2,917	335,804
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	0	2,717.00	SF	4.00	
3	1076	TRELLIS A	0	100	30	300.00	SF	7.50	
4	0855	CONC PAVER	0	100	30	390.00	SF	10.00	
5	0855	CONC PAVER	0	100	0	700.00	SF	10.00	
6	0861	POOL GUNIT	0	100	0	580.00	SF	85.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,917	100.1053	125.13	365,004	2007	2007	0	0	8.00	92.00
1 SNGL FAM - 100% - 2016 Heated Area: 2571 HX Base Yr 2016											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE	07/05/2007	JM	LAND DATE	06/15/2023
INC DATE			AG DATE	MLU

L N	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	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0812	CONCRETE C	0	100	0	2,717.00	SF	4.00	4.00	100	2007	2007	3	88	9,564	
3	1076	TRELLIS A	0	100	30	300.00	SF	7.50	7.50	100	2008	2008	3	52	1,170	
4	0855	CONC PAVER	0	100	30	390.00	SF	10.00	10.00	100	2008	2008	3	89	3,471	
5	0855	CONC PAVER	0	100	0	700.00	SF	10.00	10.00	100	2017	2017	3	97	6,790	
6	0861	POOL GUNIT	0	100	0	580.00	SF	85.00	85.00	100	2017	2017	3	84	41,412	

TOTAL OB/XF									
65,592									

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		335,804	
TOTAL MARKET OB/XF VALUE		65,592	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		476,396	
SOH/AGL Deduction		177,432	
ASSESSED VALUE		298,964	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		248,964	
TOTAL JUST VALUE		476,396	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		463,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632756	SWIM POOL	37,000	07/01/2016
M12285	MECH OTHER	0	12/01/2006
C18836	CO ISSUED	0	11/01/2006
B18836	NEW CONSTR	213,312	11/01/2006
E18405	ELEC OTHER	2,000	11/01/2006
P11747	OTHER	0	11/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2009/0693	10/15/2015	WD	Q	I	01
GRANTOR: TRUJILLO JON M & TAMM					SALE PRICE
GRANTEE: LEWKUT KRISTY L					271,000
1497/0719	5/07/2007	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					331,700
GRANTEE: TRUJILLO JON M & TA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W12 FOP=[YR=2007] N8 W30 S8 E30\$ W38 S48 E9 FOP=[YR=2007] S4 E10 N4 W10\$ E20 FGR=[YR=2007] S9 E21 N22 W6 N2 W7 S2W8 S13\$ N13 E8 N2 E7 S2 E6 N35\$ PTR=E15 FUS=[YR=2007] E3 N16 E15 S1 E3 S4 W3 S18 W10 S10 W8 N17\$ W15\$.									