

LOT 15  
IN OR 1756/1630  
CREEKSIDE #2 PB 7/32

COTELLESSE CARLO & FRANCES  
87475 CREEKSIDE DR  
YULEE, FL 32097-1901

2024

51-3N-27-0262-0015-0000



| 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            | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

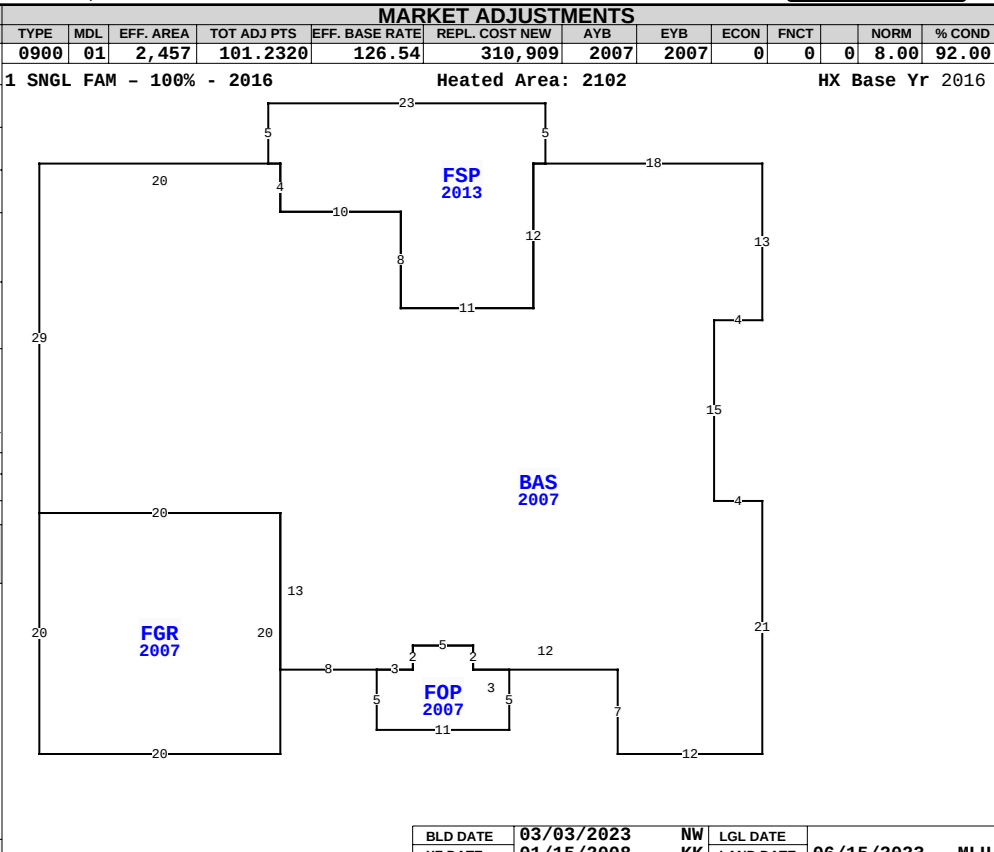
|          |      |                  |
|----------|------|------------------|
| Quality  | 02   | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4037.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,102            | 100         | 2,102        | 244,708              |
| FGR       | 400              | 55          | 220          | 25,612               |
| FOP       | 65               | 30          | 20           | 2,329                |
| FSP       | 287              | 40          | 115          | 13,388               |
| TOTALS    | 2,854            |             | 2,457        | 286,036              |

| EXTRA FEATURES |            |             |         |    |   |        |    |          |                |           |         |
|----------------|------------|-------------|---------|----|---|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0504       | FP-ELECTRI  | 0 100   | 0  | 0 | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 2007    |
| 2              | 0811       | CONCRETE B  | 0 100   | 0  | 0 | 655.00 | SF | 5.20     | 5.20           | 100       | 2007    |
| 3              | 0810       | CONCRETE A  | 0 100   | 22 | 3 | 66.00  | SF | 6.50     | 6.50           | 100       | 2007    |
| 4              | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 300.00 | SF | 7.00     | 7.00           | 100       | 2009    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |



|                           |    |          |                |           |            |             |    |           |                 |       |
|---------------------------|----|----------|----------------|-----------|------------|-------------|----|-----------|-----------------|-------|
| 87475 CREEKSIDE DR, YULEE |    |          |                | XF DATE   | 01/15/2008 |             | KK | LAND DATE | 06/15/2023      | MLU   |
|                           |    |          |                | INC DATE  |            |             |    | AG DATE   |                 |       |
| UNITS                     | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON    | YEAR ACTUAL | Q  | % COND    | OB/XF MKT VALUE | NOTES |
| 1.00                      | UT | 2,000.00 | 2,000.00       | 100       | 2007       | 2007        | 3  | 91        | 1,820           |       |
| 655.00                    | SF | 5.20     | 5.20           | 100       | 2007       | 2007        | 3  | 88        | 2,997           |       |
| 66.00                     | SF | 6.50     | 6.50           | 100       | 2007       | 2007        | 3  | 88        | 378             |       |
| 300.00                    | SF | 7.00     | 7.00           | 100       | 2009       | 2009        | 3  | 90        | 1,890           |       |
|                           |    |          |                |           |            |             |    |           |                 |       |
|                           |    |          |                |           |            |             |    |           |                 |       |
|                           |    |          |                |           |            |             |    |           |                 |       |
|                           |    |          |                |           |            |             |    |           |                 |       |
|                           |    |          |                |           |            |             |    |           |                 |       |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1  | 4 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY         |  | STANDARD     |   |
| VALUATION BY              |  | Tax Group: 4 |   |
| BUILDING MARKET VALUE     |  | 286,036      |   |
| TOTAL MARKET OB/XF VALUE  |  | 7,085        |   |
| TOTAL LAND VALUE - MARKET |  | 75,000       |   |
| TOTAL MARKET VALUE        |  | 368,121      |   |
| SOH/AGL Deduction         |  | 155,139      |   |
| ASSESSED VALUE            |  | 212,982      |   |
| TOTAL EXEMPTION VALUE     |  | 50,000       |   |
| BASE TAXABLE VALUE        |  | 162,982      |   |
| TOTAL JUST VALUE          |  | 368,121      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 355,368      |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M13028     | MECH OTHER  | 0       | 06/01/2007 |
| E19261     | ELEC OTHER  | 2,000   | 05/01/2007 |
| P12341     | OTHER       | 0       | 05/01/2007 |
| C19703     | CO ISSUED   | 0       | 04/01/2007 |
| B19703     | NEW CONSTR  | 186,384 | 04/01/2007 |
| R10249     | REPAIR/RRF  | 2,800   | 04/01/2007 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1756/1630                      | 9/16/2011  | WD Q      | I   | 02  |        |
| GRANTOR: STONE JIMMIE E & PATR |            |           |     |     |        |
| GRANTEE: COTELLESSE CARLO &    |            |           |     |     |        |
| 1538/1501                      | 12/03/2007 | WD Q      | I   |     |        |
| GRANTOR: SEDA CONSTRUCTION COM |            |           |     |     |        |
| GRANTEE: STONE JIMMIE E & PA   |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] W18 FSP=[YR=2013] N5 W23 S5 E1 S4 E10 S8 E11 N12 E1\$ W1 S12 W11 N8 W10 N4 W20 S29 FGR=[YR=2007] S20 E20 N20 W20\$ E20 S13 E8 FOP=[YR=2007] S5 E11 N5 W3 N2 W5 S2 W3\$ E3 N2 E5 S2 E12 S7 E12 N21 W4 N15 E4 N13\$. |  |  |  |  |  |  |  |  |  |  |  |