

LOT 18
IN OR 2086/572
CREEKSIDE #2 PB 7/32

MCFADDEN WILLIAM A/MCPHERSON NATALIE V
87461 CREEKSIDE DR
YULEE, FL 32097

2024

51-3N-27-0262-0018-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 70		
Exterior Wall	05	AVERAGE 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	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	1,887	100	1,887	224,628
FGR	441	55	243	28,927
FOP	127	30	38	4,524
PTO	104	5	5	595
TOTALS	2,559		2,173	258,672

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,173	103.3410	129.18	280,708	2007	2007	0	0	0	7.85 92.15
1 SNGL FAM - 100% - 2018						Heated Area: 1887			HX Base Yr 2018		

NASSAU COUNTY PROPERTY										PAGE 1 of 1	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						258,672					
TOTAL MARKET OB/XF VALUE						5,528					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						339,200					
SOH/AGL Deduction						144,615					
ASSESSED VALUE						194,585					
TOTAL EXEMPTION VALUE						HX HB		50,000			
BASE TAXABLE VALUE						144,585					
TOTAL JUST VALUE						339,200					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						327,661					

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	724.00	SF	5.20	5.20	100	2007
3	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	2007
TOTAL OB/XF 5,528											

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
REVIEW DATE 05/12/2019 BY KBA											