LOT 51
IN OR 1430/340
CREEKSIDE #2 PB 7/32

HEUN DARRELL C & JEANNE M
87494 CREEKSIDE DRIVE
YULEE, FL 32097

2024

51-3N-27-0262-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

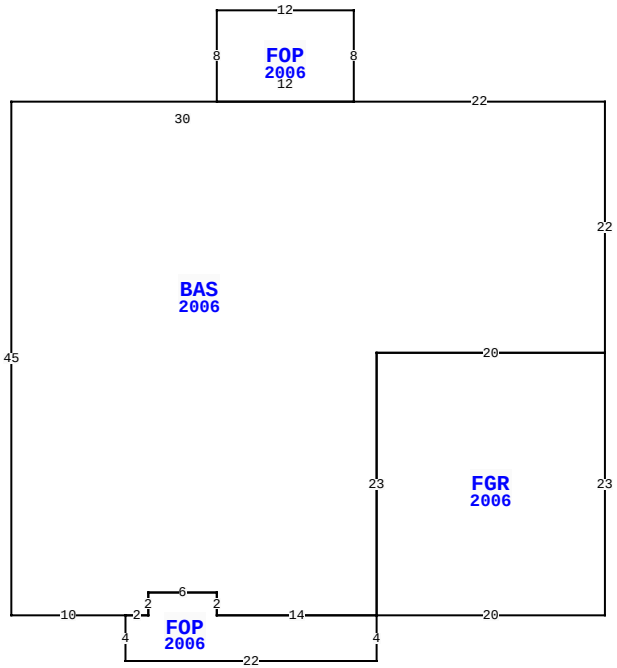
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,868	100	1,868	218,798
FGR	460	55	253	29,634
FOP	96	30	29	3,396
FOP	100	30	30	3,514
TOTALS	2,524		2,180	255,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,180	102.4100	128.01	279,062	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2007 Heated Area: 1868 HX Base Yr 2007



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE	11/03/2006	JM	LAND DATE 06/15/2023 MLU
INC DATE			AG DATE

87494 CREEKSIDE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,342
TOTAL MARKET OB/XF VALUE		21,255
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		351,597
SOH/AGL Deduction		169,672
ASSESSED VALUE		181,925
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,925
TOTAL JUST VALUE		351,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17923	SCRN RM	8,000	10/31/2006
C17080	CO ISSUED	141,220	02/01/2006
B17208	SWIM POOL	25,000	02/01/2006
E16766	ELEC OTHER	2,000	02/01/2006
M11127	TANKS/BLRS	0	02/01/2006
R08881	REPAIR/RRF	2,800	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/0340	7/24/2006	WD	Q	I		255,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HEUN DARRELL C & JE						
1366/0507	11/10/2005	WD	U	V	19	160,000
GRANTOR: HOLLAND LAWRENCE J &						
GRANTEE: SEDA CONSTRUCTION C						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0911	SCRN RM A	0	100	0	0	740.00	SF	17.50	17.50	100	2006	2006	3	27	3,497	
3	0861	POOL GUNIT	0	100	0	0	228.00	SF	85.00	85.00	100	2006	2006	3	44	8,527	
4	0845	KOOL DECK	0	100	0	0	386.00	SF	7.25	7.25	100	2006	2006	3	87	2,435	
5	0811	CONCRETE B	0	100	0	0	806.00	SF	5.20	5.20	100	2006	2006	3	87	3,646	

BUILDING DIMENSIONS

FGR=[YR=2006] N23BAS=[YR=2006] N22W22FOP=[YR=2006]
N8W12S8E12$W30S45E10FOP=[YR=2006]
S4E22N4W14N2W6S2W2$E2N2E6S2E14N23E20$W20S23E20$.

LAND DESCRIPTION

TOTAL OB/XF 21,255

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	000134	C	SFR POND	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