LOT 20
IN OR 1991/131
MEADOWFIELD UNIT 1B PB 6/203

GROSS STANLEY D & ANGELA S
86044 CREEKWOOD DR
YULEE, FL 32097

2025

38-2N-27-1331-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

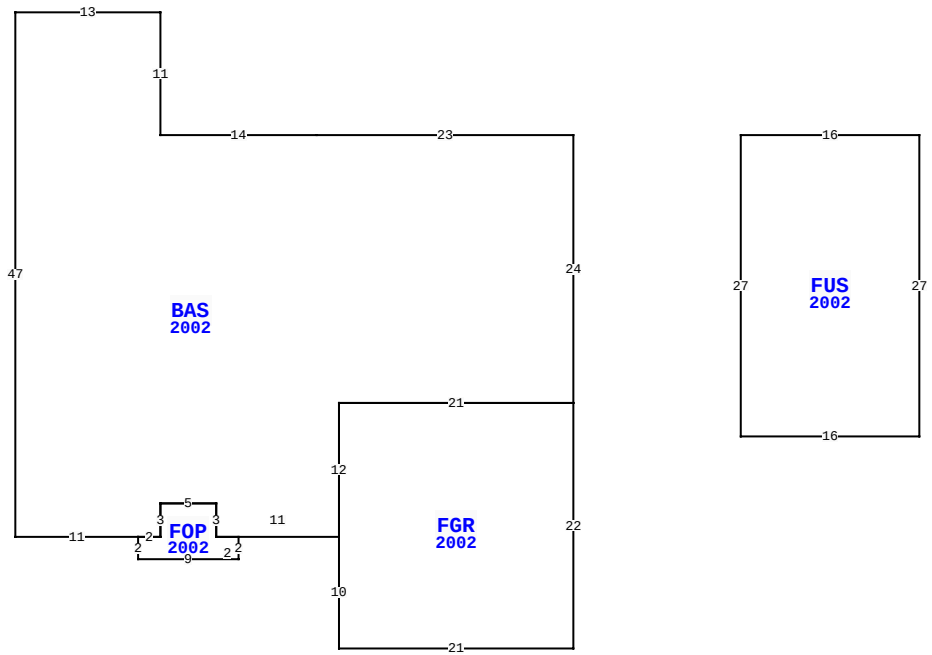
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	2002	1,676	191,785
FGR	462	55	2002	254	29,066
FOP	33	30	2002	10	1,145
FUS	432	100	2002	432	49,434
TOTALS	2,603			2,372	271,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,372	97.0200	128.07	303,782	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 2023 Heated Area: 2108 HX Base Yr 2023



86044 CREEKWOOD DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,429
TOTAL MARKET OB/XF VALUE		22,805
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		359,234
SOH/AGL Deduction		1,127
ASSESSED VALUE		358,107
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,385
TOTAL JUST VALUE		359,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21621	SWIM POOL	17,899	07/01/2008
B0108955	NEW CONSTR	147,000	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1991/0131	7/13/2015	WD	Q	I	01	230,000
GRANTOR: RAY SHANE P & CARRIE						
GRANTEE: GROSS STANLEY D & A						
1840/1354	2/06/2013	QC	U	I	11	100
GRANTOR: RAY SHANE P & CARRIE						
GRANTEE: RAY SHANE P & CARRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 W14 N11 W13 S47 E11 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E11 FGR=[YR=2002] S10 E21 N22 W21 S12 $ N12 E21 N24 $ PTR= E15 FUS=[YR=2002] E16 S27 W16 N27 $ W15 $.

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	0811	CONCRETE B	0	100	0	0	839.00	SF	5.20	5.20	100	2002	2002	3	80	3,490	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2009	2009	3	89	121	
3	0866	POOL FIBER	0	100	30	13	390.00	SF	72.00	72.00	100	2009	2009	3	35	9,828	
4	0855	CONC PAVER	0	100	0	0	722.00	SF	10.00	10.00	100	2009	2009	3	89	6,426	
5	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	2016	2016	3	70	2,940	

LAND DESCRIPTION

TOTAL OB/XF 22,805

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	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 08/04/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS