LOT 22
IN OR 2165/296
MEADOWFIELD UNIT 1B PB 6/203

MCKEE PAUL M & TERRY A
86084 CREEKWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

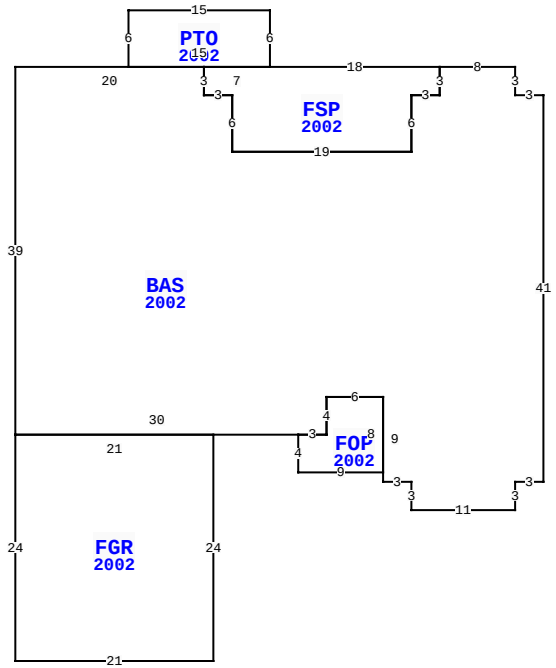
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,080	100	2002	2,080	237,699
FGR	504	55	2002	277	31,655
FOP	60	30	2002	18	2,057
FSP	189	40	2002	76	8,685
PTO	90	5	2002	4	457
TOTALS	2,923			2,455	280,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,455	103.6800	136.86	335,991	2002	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2018 Heated Area: 2080 HX Base Yr 2018



86084 CREEKWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,552
TOTAL MARKET OB/XF VALUE		6,544
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		352,096
SOH/AGL Deduction		135,027
ASSESSED VALUE		217,069
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,347
TOTAL JUST VALUE		352,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209999	XFOB	2,464	07/01/2002
B0108894	NEW CONSTR	120,000	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/0296	12/18/2017	WD	Q	I	01	240,500
GRANTOR: DAVIS MARIE						
GRANTEE: MCKEE PAUL M & TERR						
1634/1685	8/13/2009	QC	U	I	11	100
GRANTOR: DAVIS WILLIAM L & MAR						
GRANTEE: DAVIS MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W3 N3 W8 FSP=[YR=2002] W18 PTO=[YR=2002] N6 W15 S6 E15 $ W7 S3 E3 S6 E19 N6 E3 N3 $ S3 W3 S6 W19 N6 W3 N3 W20 S39 FGR=[YR=2002] S24 E21 N24 W21 $ E30 FOP=[YR=2002] S4 E9 N8 W6 S4 W3 $ E3 N4 E6 S9 E3 S3 E11 N3 E3 N41 $.

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	858.00	SF	5.20	5.20	100	2002	2002	3	80	3,569	

LAND DESCRIPTION

TOTAL OB/XF 6,544

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS