



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 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	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	2,061	100	2002	2,061	222,969
FGR	420	55	2002	231	24,990
FOP	36	30	2002	11	1,190
FSP	208	40	2002	83	8,980
TOTALS	2,725			2,386	258,129

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	100	0	0			

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,386	91.7280	121.08	288,897	2002	2002	0	0
1 SNGL FAM - 100% - 2016									
Heated Area: 2061									
HX Base Yr 2016									
BLD DATE 03/03/2023 NW LGL DATE									
XF DATE LAND DATE									
INC DATE AG DATE									

86104 CREEKWOOD DR, YULEE

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,129	
TOTAL MARKET OB/XF VALUE		3,153	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		326,282	
SOH/AGL Deduction		145,590	
ASSESSED VALUE		180,692	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		129,970	
TOTAL JUST VALUE		326,282	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,043	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700976	REPAIR/RRF	5,600	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2400/1539	9/21/2020	QC	U	I	11	100
GRANTOR: WEST STEVEN M & TAMMY						
GRANTEE: WEST TAMMY						
1927/0825	5/27/2014	WD	U	I	11	100
GRANTOR: NEWBURY REO 2013 LLC						
GRANTEE: WEST STEVEN M & TAM						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W12 FSP=[YR=2002] N10 W25 S4 E5 S3 E4 S3 E16 \$ W16 N3 W4 N3 W5 N12 W23 S33 FGR=[YR=2002] S21 E20 N21 W20 \$ E20 S16 E9 FOP=[YR=2002] S4 E9 N4 W9 \$ E18 S5 E13 N36\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00