LOT 24
IN OR 2241/673
MEADOWFIELD UNIT 1B PB 6/203

TOMPKINS RYAN H/TOMPKINS MARY LOU H
86120 CREEKWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0024-0000

BUILDING CHARACTERISTICS

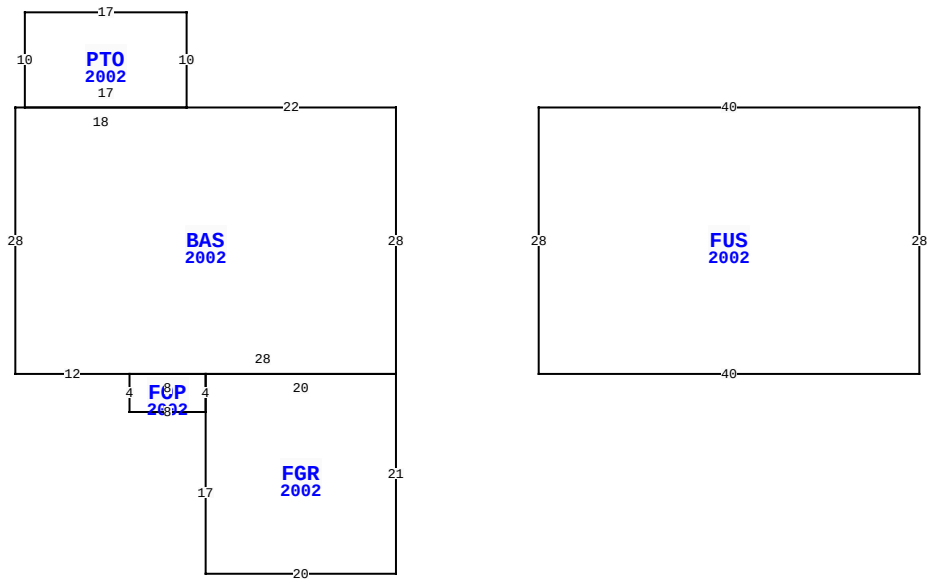
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,120	100	2002	1,120	126,681
FGR	420	55	2002	231	26,128
FOP	32	30	2002	10	1,131
FUS	1,120	100	2002	1,120	126,681
PTO	170	5	2002	8	905
TOTALS	2,862			2,489	281,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,489	95.9040	126.59	315,083	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 2022 Heated Area: 2240 HX Base Yr 2022



86120 CREEKWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,527
TOTAL MARKET OB/XF VALUE		3,108
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		349,635
SOH/AGL Deduction		96,477
ASSESSED VALUE		253,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		202,436
TOTAL JUST VALUE		349,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2241/0673	12/04/2018	WD	Q	I	01	253,000
GRANTOR: TREMEL DAMON G & SARA						
GRANTEE: TOMPKINS RYAN H & M						
2126/1022	5/24/2017	SW	U	I	12	165,100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: TREMEL DAMON G & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W22 PTO=[YR=2002] N10 W17 S10 E17 $ W18 S28 E12 FOP=[YR=2002] S4 E8 FGR=[YR=2002] S17 E20 N21 W20 S4 $ N4 W8 $ E28 N28 $ PTR= E15 FUS=[YR=2002] E40 S28 W40 N28 $ 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	747.00	SF	5.20	5.20	100	2002	2002	3	80	3,108	

LAND DESCRIPTION

TOTAL OB/XF 3,108

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