LOT 25
IN OR 2160/72
MEADOWFIELD UNIT 1B PB 6/203

NORDENG STEFANIE L & SCOTT C
86123 CREEKWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

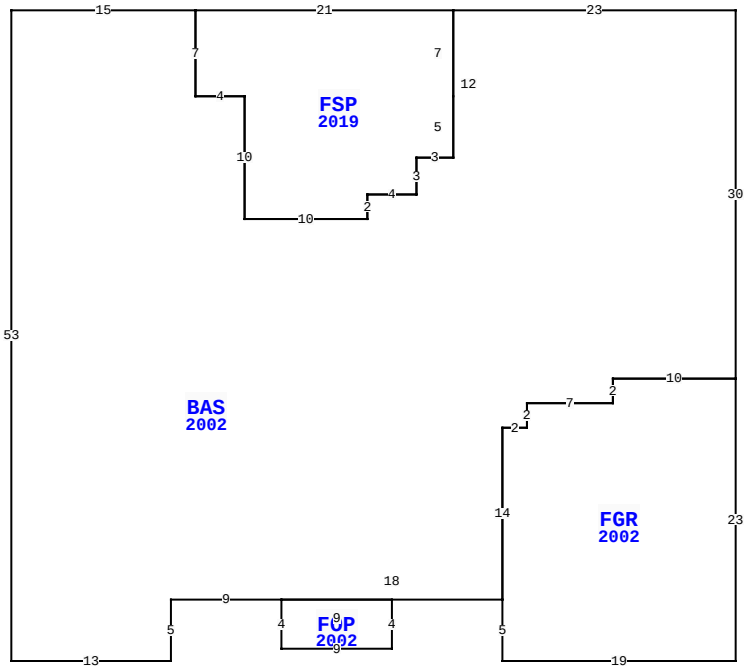
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,283	100	2002	2,283	254,983
FGR	415	55	2002	228	25,465
FOP	36	30	2002	11	1,229
FSP	294	40	2019	118	13,179
TOTALS	3,028			2,640	294,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,640	94.6944	125.00	330,000	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 0 Heated Area: 2283 HX Base Yr 2018



86123 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		294,855
TOTAL MARKET OB/XF VALUE		2,463
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		362,318
SOH/AGL Deduction		173,090
ASSESSED VALUE		189,228
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,506
TOTAL JUST VALUE		362,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007468	REMODEL	1,500	07/12/2019
R013543	NEW CONSTR	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2160/0072	11/14/2017	QC	U	I	11	100
GRANTOR: HUNTOON STEFANIE & SC						
GRANTEE: NORDENG STEFANIE L						
1587/1862	10/02/2008	WD	U	I	27	197,500
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: HUNTOON STEFANIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 FSP=[YR=2019] W21 S7 E4 S10 E10 N2 E4 N3 E3 N5 N7$ S12 W3 S3 W4 S2 W10 N10 W4 N7 W15 S53 E13 N5 E9 FOP=[YR=2002] S4 E9 N4 W9$ E18 FGR=[YR=2002] S5 E19 N23 W10 S2 W7 S2 W2 S14$ N14 E2 N2 E7 N2 E10N30$.

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	592.00	SF	5.20	5.20	100	2002	2002	3	80	2,463	

LAND DESCRIPTION

TOTAL OB/XF 2,463

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 12/10/2019 BY NWTW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS