

KOZAKOFF FAMILY TRUST/KOZAKOFF ROBERT CO-TRUSTEE
86148 CREEKWOOD DRIVE
YULEE, FL 32097

38-2N-27-1331-0026-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10
Exterior Wall	16
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	08
Interior Floo	15
Air Condition	03
Heating Type	04
Bedrooms	
Bathrooms	
Frame	02
Stories	1.
Units	
Occupancy	00
Quality	01
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	
AREA TYPE	
TOTAL GROSS AREA	
PCT OF BASE	
YEAR	
TOT ADJ AREA	
SUBAREA MARKET VALUE	
BAS	
FGR	
FOP	
FSP	
TOTALS	

CONSTRUCTION	
ABOVE AVG 80	
WD FR STUC 20	
GABLE/HIP 100	
COMP SHNGL 100	
DRYWALL 100	
SHT VINYL 80	
HARDTILE 20	
CENTRAL 100	
AIR DUCTED 100	
4 100	
3 100	
WOOD FRAME 100	
1. 100	
0 100	
NONE 100	
Quality Level 01	
SINGLE FAMILY	
MKT AREA	
4045.00	
TOTALS	

0900	01	2,869	94.4136	124.63	357,563	2001	2001	0	0	11.10	88.90
1 SNGL FAM - 100% - 2002											
Heated Area: 2531											
HX Base Yr 2002											

MARKET ADJUSTMENTS																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND					
0900	01	2,869	94.4136	124.63	357,563	2001	2001	0	0	11.10	88.90					
86148 CREEKWOOD DR, YULEE																
BLD DATE		03/03/2023		NW		LGL DATE										
XF DATE						LAND DATE										
INC DATE						AG DATE										
L N	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	0812	CONCRETE C	0 100	0	0	1,017.00	SF	4.00	4.00	100	2001	2001	3	79	3,214	
2	0810	CONCRETE A	0 100	0	0	112.00	SF	6.50	6.50	100	2011	2011	3	91	662	
3	0940	SHEDS/PORT	0 100	10	16	160.00	SF	21.00	21.00	100	2011	2011	3	45	1,512	
4	0910	SCRN RM L	0 100	25	43	1,075.00	SF	15.00	15.00	100	2011	2011	3	45	7,256	
5	0861	POOL GUNIT	0 100	16	32	512.00	SF	85.00	85.00	100	2011	2011	3	60	26,112	
6	0855	CONC PAVER	0 100	0	0	563.00	SF	10.00	10.00	100	2011	2011	3	91	5,123	