LOT 59
IN OR 959/1804
MEADOWFIELD UNIT 1-A PB 6/148

RICE BENNIE M & JENNIFER L
86017 CREEKWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

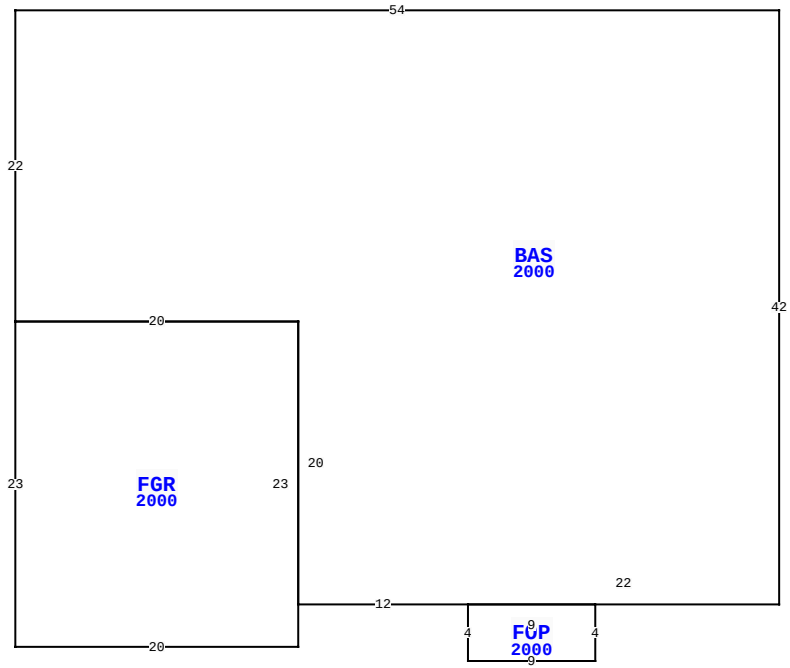
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,868	100	2000	1,868	212,623
FGR	460	55	2000	253	28,797
FOP	36	30	2000	11	1,252
TOTALS	2,364			2,132	242,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,132	97.5492	128.76	274,516	2000	2000	0	0	0	11.60	88.40

1 SNGL FAM – 100% - 2001 Heated Area: 1868 HX Base Yr 2001



86017 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		242,672
TOTAL MARKET OB/XF VALUE		26,429
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		334,101
SOH/AGL Deduction		151,955
ASSESSED VALUE		182,146
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,424
TOTAL JUST VALUE		334,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13056	RE-ROOF	13,027	08/01/2012
B0617322	SWIM POOL	42,012	01/01/2005
007342	NEW CONSTR	106,230	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0959/1804	11/29/2000	WD	Q	I		139,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: RICE BENNIE M & JEN						
0936/1626	6/16/2000	WD	U	V	09	53,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W54 S22 FGR=[YR=2000] S23 E20 N23 W20$ E20 S20 E12 FOP=[YR=2000] S4 E9 N4 W9$ E22 N42$.

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	2000	2000	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	2,344.00	SF	4.00	4.00	100	2000	2000	3	77	7,220	
3	0861	POOL GUNIT	0	100	0	0	363.00	SF	85.00	85.00	100	2005	2005	3	36	11,108	
4	0845	KOOL DECK	0	100	0	0	781.00	SF	7.25	7.25	100	2005	2005	3	84	4,756	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	

LAND DESCRIPTION

TOTAL OB/XF 26,429

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS