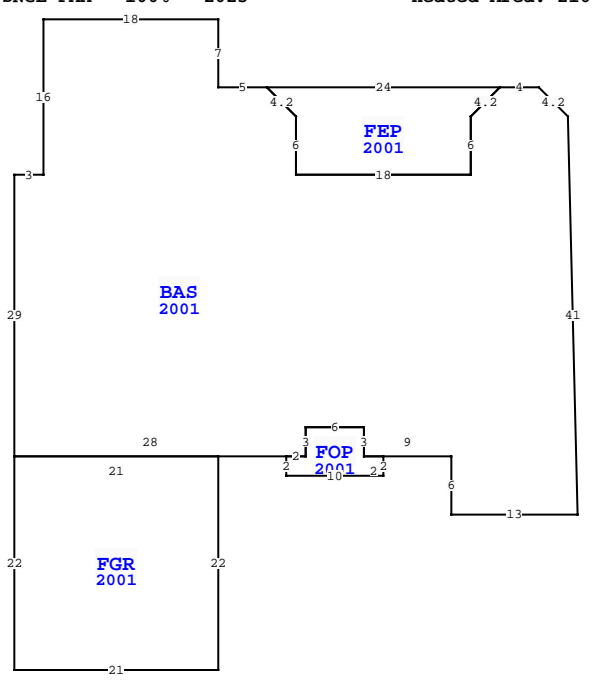




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating 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
BAS	2,164	100	2001
FEP	171	80	2001
FGR	462	55	2001
FOP	38	30	2001
TOTALS	2,835		
			2,566
			279,817

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,566	93.1392	122.94	315,464	2001	2001	0	0	11.30	88.70
1 SNGL FAM - 100% - 2025 Heated Area: 2164 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			279,817
TOTAL MARKET OB/XF VALUE			3,207
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			348,024
SOH/AGL Deduction			0
ASSESSED VALUE			348,024
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			297,302
TOTAL JUST VALUE			348,024
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07824	NEW CONSTR	105,729	12/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/17	6/11/2025	WD Q	Q	I	01	450,000
GRANTOR: CHESTNUT MICHAEL R &						
GRANTEE: VIEHWEG CLARK & KIM						
2701/603	3/15/2024	WD Q	Q	I	01	405,000
GRANTOR: ESPINOSA ALLIE N						
GRANTEE: CHESTNUT MICHAEL R						

EXTRA FEATURES															
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		4.00	100	2001	2001	3	79	3,207	

86055 CREEKWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2001;ORIG=-4,0] W4 D3L3 S6 W18 N6 U3L3 W5 N7 W18 S16 W3 S29 E28 E2 N3 E6 S3 E9 S6 E13 U4L1 U3L3 \$									
FGR=[YR=2001;ORIG=-58,38] S22 E21 N22 W21 \$									
FEP=[YR=2001;ORIG=-8,0] W24 D3R3 S6 E18 N6 U3R3 \$									
FOP=[YR=2001;ORIG=-30,38] S2 E10 N2 W2 N3 W6 S3 W2 \$									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							