LOT 62
MEADOWFIELD UNIT 1B PB 6/203

TAYLOR MILTON D L/E/
86087 CREEKWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0062-0000

BUILDING CHARACTERISTICS

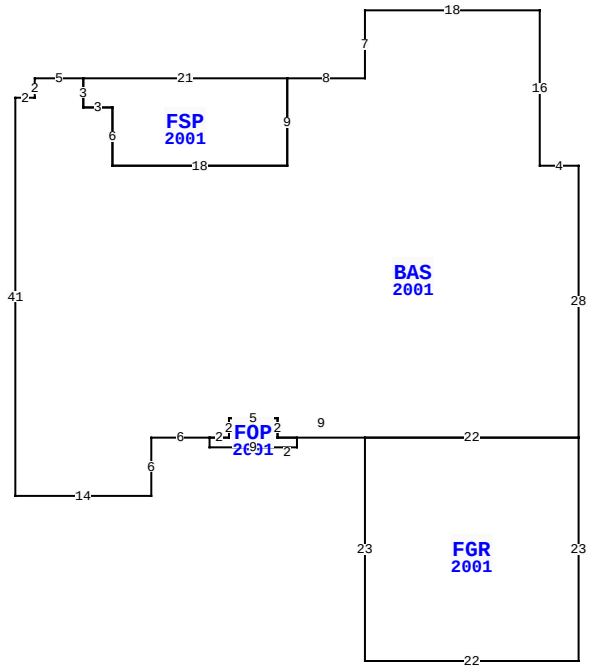
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,135	100	2001	2,135	244,734
FGR	506	55	2001	278	31,867
FOP	19	30	2001	6	688
FSP	171	40	2001	68	7,795
TOTALS	2,831			2,487	285,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,487	99.1872	130.93	325,623	2001	2001	0	0	0	12.45	87.55

1 SNGL FAM – 100% - 2023 Heated Area: 2135 HX Base Yr 2023



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

86087 CREEKWOOD DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,083
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		353,268
SOH/AGL Deduction		3,540
ASSESSED VALUE		349,728
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,006
TOTAL JUST VALUE		353,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009924	SOLAR PANELS	18,496	08/02/2023
B017983	NEW CONSTR	120,636	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2795/1825	5/21/2025	LE	U	I	11	100
GRANTOR: TAYLOR MILTON D						
GRANTEE: TAYLOR MILTON DRAYN						
2603/0167	11/16/2022	WD	Q	I	02	440,000
GRANTOR: RICHARDS DONALD N & L						
GRANTEE: TAYLOR MILTON D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 N16 W18 S7 W8 FSP=[YR=2001] W21 S3 E3 S6 E18 N9 $ S9 W18 N6 W3 N3 W5 S2 W2 S41 E14 N6 E6 FOP=[YR=2001] S1 E9 N1 W2 N2 W5 S2 W2 $ E2 N2 E5 S2 E9 FGR=[YR=2001] S23 E22 N23 W22 $ E22 N28 $.

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	0812	CONCRETE C	0	100	0	0	1,008.00	SF	4.00	4.00	100	2001	2001	3	79	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,185

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 02/16/2024 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS