LOT 11
IN OR 1083/661
CREEKSIDE #1 PB 6/320

CREEKSIDE LAND TRUST 11/BUNNELL D W TRUSTEE
2910 KERRY FOREST PKWY
TALLAHASSEE, FL 32209

2025

51-3N-27-0261-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	04	Quality Level 04

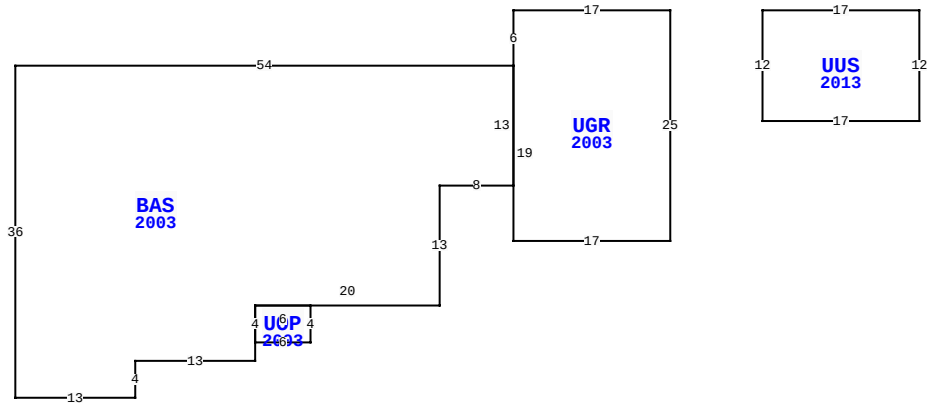
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4036.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	2003	1,508	136,859
UGR	425	45	2003	191	17,334
UOP	24	20	2003	5	454
UUS	204	50	2013	102	9,257
TOTALS	2,161			1,806	163,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,806	112.3500	101.12	182,623	2003	2003	0	0	0	10.25	89.75

1 SFR MODULR – 0% - 0 Heated Area: 1508 HX Base Yr



97099 COOPERS WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	163,904
TOTAL MARKET OB/XF VALUE	5,556
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	234,460
SOH/AGL Deduction	25,108
ASSESSED VALUE	209,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,352
TOTAL JUST VALUE	234,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0310761	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1083/0661	9/27/2002	WD	Q	V		30,000

GRANTOR: HOLLAND LAWRENCE & DO
GRANTEE: BUNNELL D W TRUSTEE

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2003] W17 S6 BAS=[YR=2003] W54 S36 E13 N4 E13 N2
UOP=[YR=2003] E6 N4 W6 S4$ N4 E20 N13 E8 N13$ S19 E17 N25$
PTR=E10 UUS=[YR=2013] E17 S12 W17 N12$ W10$.

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	0	0	0	1,694.00	SF	4.00	4.00	100	2003	2003	3	82	5,556	

LAND DESCRIPTION

TOTAL OB/XF 5,556

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	0	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS