

LOT 1
CREEKSIDE #2 PB 7/32

JARRETT THOMAS DANIEL L/E/
87583 CREEKSIDE DR
YULEE, FL 32097

2025

51-3N-27-0262-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																
Exterior Wall	10	ABOVE AVG 100	0900	01	2,266	105.3892	139.11	315,223	2013	2013		0	0	5.00	95.00	VALUATION SUMMARY																
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2015										Heated Area: 1937					HX Base Yr 2015					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100																					Tax Group: 4					Tax Dist:				
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE					299,462				
Interior Floor	14	CARPET 60																					TOTAL MARKET OB/XF VALUE					7,093				
Interior Floor	11	CLAY TILE 40																					TOTAL LAND VALUE - MARKET					75,000				
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE					381,555				
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction					181,527				
Bedrooms		3 100																					ASSESSED VALUE					200,028				
Bathrooms		2 100																					TOTAL EXEMPTION VALUE					HX HB WR 55,722				
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE					144,306				
Stories	1.	1. 100																					TOTAL JUST VALUE					381,555				
Units		0 100																					NCON VALUE					0				
Occupancy	00	NONE 100																					INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					367,258				