LOT 2
CREEKSIDE #2 PB 7/32

MIKOLASKO DARLENE SANTOS & ERIC JOHN
87565 CREEKSIDE DR
YULEE, FL 32097

2025

51-3N-27-0262-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

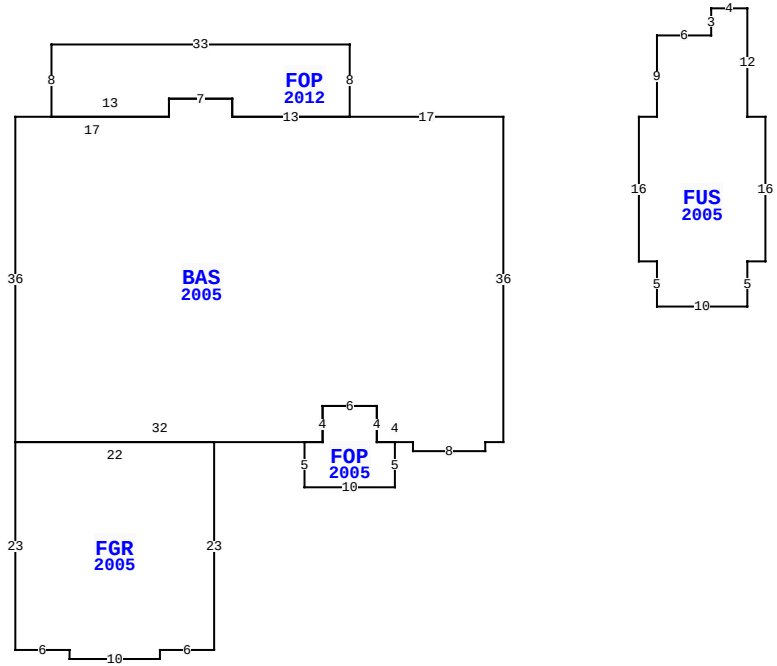
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4037.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	2005	1,942	263,305
FGR	516	55	2005	284	38,506
FOP	74	30	2005	22	2,983
FOP	250	30	2012	75	10,169
FUS	376	100	2005	376	50,980
TOTALS	3,158			2,699	365,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,699	110.4432	145.79	393,487	2005	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2025 Heated Area: 2318 HX Base Yr 2025



87565 CREEKSIDE DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE	11/03/2006	JM	LAND DATE	06/15/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		365,943
TOTAL MARKET OB/XF VALUE		16,249
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		457,192
SOH/AGL Deduction		247,524
ASSESSED VALUE		209,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,946
TOTAL JUST VALUE		457,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14657	SWIM POOL	34,000	02/01/2005
M09267	MECH OTHER	0	02/01/2005
E0414007	ELEC OTHER	2,000	12/01/2004
P0408792	OTHER	0	12/01/2004
R046927	REPAIR/RRF	2,800	12/01/2004
B0414148	NEW CONSTR	174,357	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/727	12/02/2024	WD	Q	I	01	585,000
GRANTOR: DENIS SHELLY M &						
GRANTEE: MIKOLASKO DARLENE S						
2346/1740	3/11/2020	WD	Q	I	02	345,000
GRANTOR: CONLEY JOHN & ALYSON						
GRANTEE: DENIS SHELLY M & JE						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
2	0845	KOOL DECK	0	100	0	0	236.00	SF	7.25	7.25	100	2005	2005	3	84	1,437	
3	0911	SCRN RM A	0	100	34	16	544.00	SF	17.50	17.50	100	2005	2005	3	22	2,094	
4	0861	POOL GUNIT	0	100	0	0	214.00	SF	85.00	85.00	100	2005	2005	3	36	6,548	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	220	
6	0812	CONCRETE C	0	100	0	0	1,247.00	SF	4.00	4.00	100	2005	2005	3	84	4,190	

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FOP=[YR=2012] N8 W33 S8 E13 N2 E7 S2 E13$ W13 N2 W7 S2 W17 S36 FGR=[YR=2005] S23 E6 S1 E10 N1 E6 N23 W22$ E32 FOP=[YR=2005] S5 E10 N5 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E4 S1 E8 N1 E2 N36$ PTR= E15 FUS=[YR=2005] E2 N9 E6 N3 E4 S12 E2 S16 W2 S5 W10 N5 W2 N16$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 16,249

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS