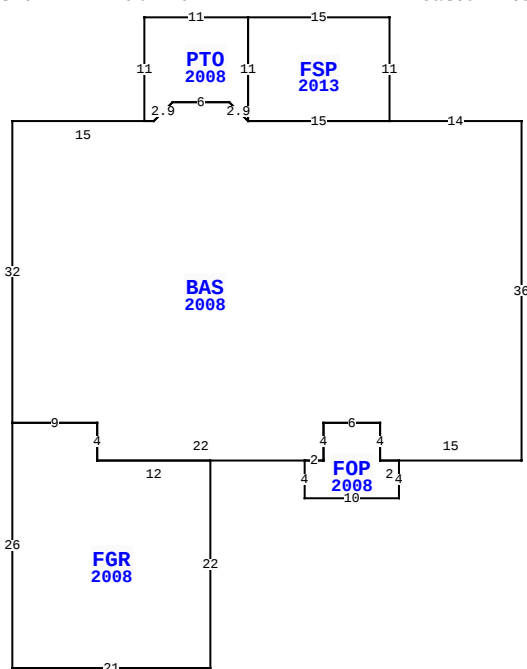




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	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	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	1,900	100	2008	1,900	240,385
FGR	498	55	2008	274	34,666
FOP	64	30	2008	19	2,404
FSP	165	40	2013	66	8,350
PTO	105	5	2008	5	633
TOTALS	2,732			2,264	286,437

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,264	104.1789	137.52	311,345	2008	2008	0	0	0	8.00
1 SNGL FAM - 0% - 0				Heated Area: 1900				HX Base Yr			
											
BLD DATE		03/03/2023			NW		LGL DATE		06/15/2023		
XF DATE							LAND DATE		MLU		

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				286,437		
TOTAL MARKET OB/XF VALUE				5,618		
TOTAL LAND VALUE - MARKET				75,000		
TOTAL MARKET VALUE				367,055		
SOH/AGL Deduction				39,813		
ASSESSED VALUE				327,242		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				327,242		
TOTAL JUST VALUE				367,055		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				353,388		

EXTRA FEATURES										87555 CREEKSIDE DR, YULEE				INC DATE		AG DATE			
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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820			
2	0812	CONCRETE C	0	0	0	0	1,079.00	SF	4.00	4.00	100	2008	2008	3	88	3,798			