LOT 4
CREEKSIDE #2 PB 7/32

PASCALE PATRICIA A/SMITH LORI A
87549 CREEKSIDE DRIVE
YULEE, FL 32097

2025

51-3N-27-0262-0004-0000

BUILDING CHARACTERISTICS

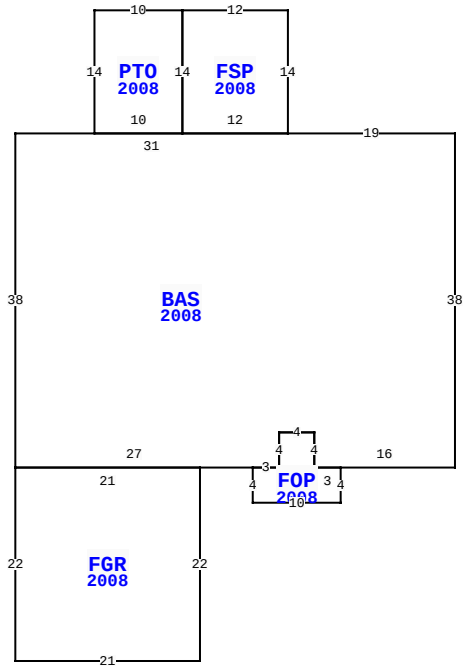
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,884	100	2008	1,884	240,493
FGR	462	55	2008	254	32,424
FOP	56	30	2008	17	2,170
FSP	168	40	2008	67	8,552
PTO	140	5	2008	7	893
TOTALS	2,710			2,229	284,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,229	105.1099	138.75	309,274	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2009 Heated Area: 1884 HX Base Yr 2009



87549 CREEKSIDE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,532
TOTAL MARKET OB/XF VALUE		6,149
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		365,681
SOH/AGL Deduction		186,725
ASSESSED VALUE		178,956
TOTAL EXEMPTION VALUE	HX HB DX WX	60,722
BASE TAXABLE VALUE		118,234
TOTAL JUST VALUE		365,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13286	MECH OTHER	0	09/01/2007
C20384	CO ISSUED	0	08/01/2007
E19896	ELEC OTHER	2,000	08/01/2007
R10634	REPAIR/RRF	2,800	08/01/2007
B20384	NEW CONSTR	164,406	08/01/2007
P12646	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/261	4/03/2025	SW	U	I	16	135,700
GRANTOR: PASCALE PATRICIA A						
GRANTEE: PASCALE PATRICIA A						
1547/0786	1/22/2008	WD	Q	I		238,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PASCALE VINCENT F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19 FSP=[YR=2008] N14 W12 PTO=[YR=2008] W10 S14 E10 N14$ S14 E12$ W31 S38 FGR=[YR=2008] S22 E21 N22 W21$ E27 FOP=[YR=2008] S4 E10 N4 W3 N4 W4 S4 W3$ E3 N4 E4 S4 E16 N38$.

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	2008	2008	3	91	1,820	
2	0812	CONCRETE C	0	100	0	0	1,191.00	SF	4.00	4.00	100	2008	2008	3	88	4,192	
3	0479	VF PICKET	0	100	0	0	19.00	LF	10.00	10.00	100	2008	2008	3	72	137	

LAND DESCRIPTION

TOTAL OB/XF 6,149

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