

LOT 8
CREEKSIDE #2 PB 7/32

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

51-3N-27-0262-0008-0000



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	16	WD FR STUC 100	0900	01	2,193	100.5480	132.72	291,055	2005	2005		4	0	0	9.50	86.50													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2025														Heated Area: 1866												
Roof Cover	03	COMP SHNGL 100															HX Base Yr												
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																											
Bathrooms 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	1,866	100	2005	1,866	214,222																								
FGR	462	55	2005	254	29,160																								
FOP	118	30	2005	35	4,018																								
FSP	96	40	2012	38	4,362																								
TOTALS			2,542		2,193	251,763																							
EXTRA FEATURES						87523 CREEKSIDE DR, YULEE										BLD DATE				LGL DATE									
																XF DATE				LAND DATE									
																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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080													
2	0811	CONCRETE B	0	0	0	0	852.00	SF	5.20	5.20	100	2005	2005	3	84	3,722													