LOT 9
IN OR 1946/1617
CREEKSIDE #2 PB 7/32

SHEPARD SHELBY
87519 CREEKSIDE DR
YULEE, FL 32097

2025

51-3N-27-0262-0009-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
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

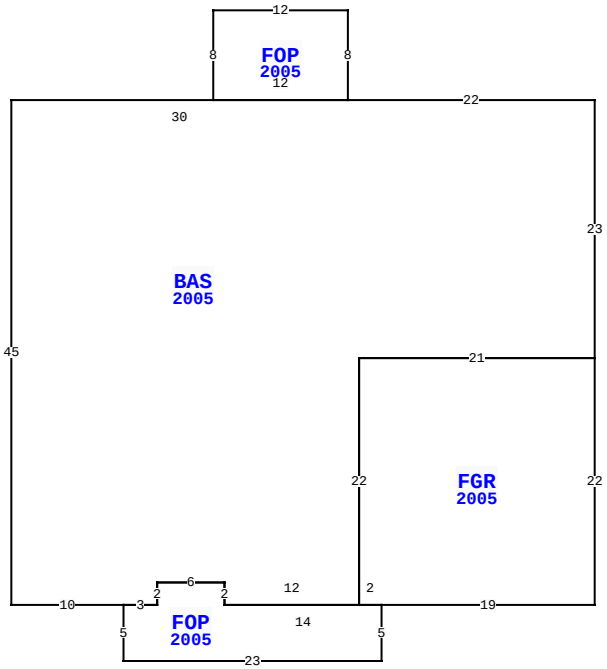
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2005	1,866	224,129
FGR	462	55	2005	254	30,508
FOP	96	30	2005	29	3,483
FOP	127	30	2005	38	4,564
TOTALS	2,551			2,187	262,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,187	100.5480	132.72	290,259	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2015 Heated Area: 1866 HX Base Yr 2015



87519 CREEKSIDE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,684
TOTAL MARKET OB/XF VALUE		6,561
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		344,245
SOH/AGL Deduction		164,147
ASSESSED VALUE		180,098
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,376
TOTAL JUST VALUE		344,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414255	NEW CONSTR	141,484	12/01/2005
M09377	MECH OTHER	0	03/01/2005
E14361	ELEC OTHER	2,000	02/01/2005
P0508927	OTHER	0	02/01/2005
R047012	REPAIR/RRF	2,800	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1946/1617	11/06/2014	SW	U	I	12	173,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: SHEPARD SHELBY						
1929/1831	7/25/2014	SW	U	I	12	100
GRANTOR: PNC BANK N A						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FOP=[YR=2005] N8 W12 S8 E12$ W30 S45 E10 FOP=[YR=2005] S5 E23 N5 FGR=[YR=2005] E19 N22 W21 S22 E2$ W14 N2 W6 S2 W3$ E3 N2 E6 S2 E12 N22 E21 N23$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	797.00	SF	5.20	5.20	100	2005	2005	3	84	3,481	

LAND DESCRIPTION

TOTAL OB/XF 6,561

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