LOT 10
CREEKSIDE #2 PB 7/32

BURDETT MICHAEL W &/CHEN ZHUO
87513 CREEKSIDE DR
YULEE, FL 32097

2025

51-3N-27-0262-0010-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

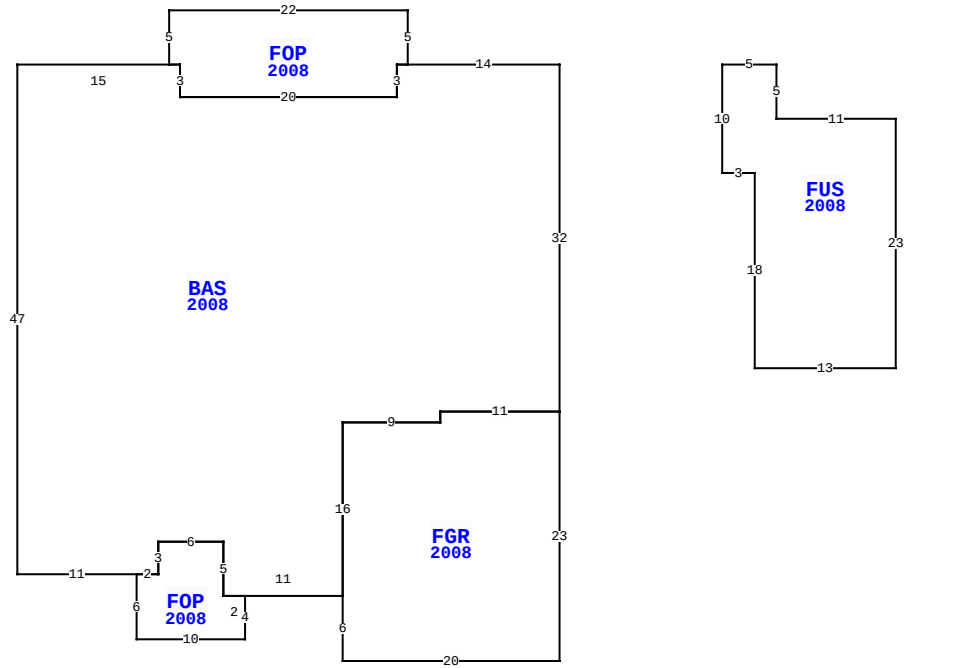
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,003	100	2008	2,003	252,679
FGR	451	55	2008	248	31,286
FOP	74	30	2008	22	2,776
FOP	170	30	2008	51	6,434
FUS	339	100	2008	339	42,765
TOTALS	3,037			2,663	335,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,663	103.8768	137.12	365,151	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2021 Heated Area: 2342 HX Base Yr 2021



87513 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		335,939
TOTAL MARKET OB/XF VALUE		5,127
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		416,066
SOH/AGL Deduction		133,162
ASSESSED VALUE		282,904
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,182
TOTAL JUST VALUE		416,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13450	MECH OTHER	0	11/01/2007
P12809	OTHER	0	10/01/2007
E20034	ELEC OTHER	2,000	09/01/2007
C20455	CO ISSUED	198,396	08/01/2007
R10676	REPAIR/RRF	28,000	08/01/2007
B20455	NEW CONSTR	198,396	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/0512	3/08/2019	WD	Q	I	01	279,000
GRANTOR: TAYLOR NICOLE & JAMES						
GRANTEE: BURDETT MICHAEL W &						
1929/0131	7/22/2014	WD	Q	I	01	239,900
GRANTOR: FRANKLIN KENT R & RAN						
GRANTEE: TAYLOR NICOLE & JAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FOP=[YR=2008] N5 W22 S5 E1 S3 E20 N3 E1$ W1 S3 W20 N3 W15 S47 E11 FOP=[YR=2008] S6 E10 N4 W2 N5 W6 S3 W2$ E2 N3 E6 S5 E11 FGR=[YR=2008] S6 E20 N23 W11 S1 W9 S16$ N16 E9 N1 E11 N32$ PTR=E15 FUS=[YR=2008] E5 S5 E11 S23 W13 N18 W3 N10$ W15$.

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	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	2008	2008	3	88	2,929	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2008	2008	3	88	378	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 5,127

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		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