LOT 11
CREEKSIDE #2 PB 7/32

MABERTO ELISE M L/E/
1537 MANITA LANE
FERNANDINA BEACH, FL 32034

2025

51-3N-27-0262-0011-0000

BUILDING CHARACTERISTICS

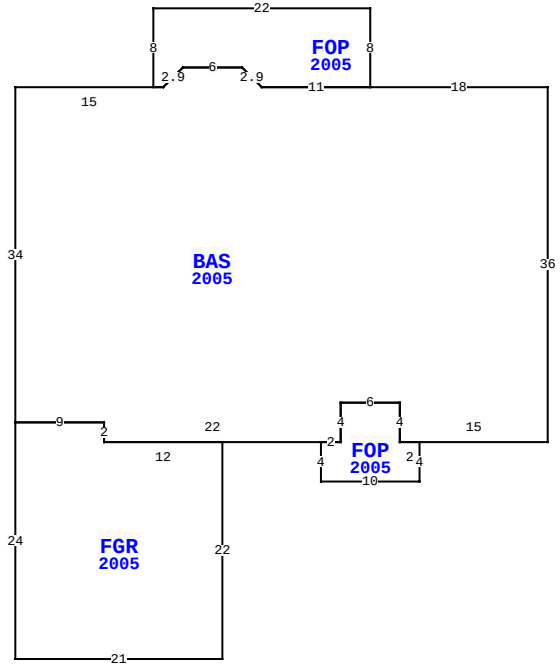
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,918	100	2005	1,918	230,374
FGR	480	55	2005	264	31,709
FOP	64	30	2005	19	2,282
FOP	160	30	2005	48	5,766
TOTALS	2,622			2,249	270,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,249	100.5480	132.72	298,487	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 1918 HX Base Yr



87509 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	270,131
TOTAL MARKET OB/XF VALUE	5,856
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	350,987
SOH/AGL Deduction	47,268
ASSESSED VALUE	303,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,719
TOTAL JUST VALUE	350,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09345	MECH OTHER	0	02/01/2005
P0508969	OTHER	0	02/01/2005
E0414008	ELEC OTHER	2,000	12/01/2004
R046924	REPAIR/RRF	2,800	12/01/2004
B0414144	NEW CONSTR	144,154	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/1952	5/12/2020	WD	U	I	11	100
GRANTOR: MABERTO ELISE M						
GRANTEE: MABERTO ELISE M REV						
2046/0697	4/21/2016	SW	U	I	12	162,300
GRANTOR: OPTION ONE MORTGAGE L						
GRANTEE: MABERTO ELISE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] N8 W22 S8 E1 U2 R2 E6 D2 R2 E11$ W11 U2 L2 W6 D2 L2 W15 S34 FGR=[YR=2005] S24 E21 N22 W12 N2 W9 $ E9 S2 E22 FOP=[YR=2005] S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E15 N36$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
2	0812	CONCRETE C	0	0	0	0	1,219.00	SF	4.00	4.00	100	2005	2005	3	84	4,096	

LAND DESCRIPTION

TOTAL OB/XF 5,856

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	0	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