

LOT 13
IN OR 2065/1483
CREEKSIDE #2 PB 7/32

HALL KENNETH R & MARTHA V
87499 CREEKSIDE DR
YULEE, FL 32097

2025

51-3N-27-0262-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
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	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	2007	1,884	227,330
FGR	484	55	2007	266	32,096
FOP	40	30	2007	12	1,448
FSP	96	40	2012	38	4,585
TOTALS	2,504			2,200	265,459

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0	100	0	1,092.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,200	99.5239	131.37	289,014	2007	2007	0	0
1 SNGL FAM - 100% - 2017 Heated Area: 1884 HX Base Yr 2017									
87499 CREEKSIDE DR, YULEE									

TOTAL OB/XF									
5,600									
BLD DATE	03/03/2023	NW	LGL DATE	06/15/2023	MLU				
XF DATE	07/05/2007	JM	LAND DATE						
INC DATE			AG DATE						

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		265,459	
TOTAL MARKET OB/XF VALUE		5,600	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		346,059	
SOH/AGL Deduction		149,257	
ASSESSED VALUE		196,802	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		146,080	
TOTAL JUST VALUE		346,059	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		333,407	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18468	ELEC OTHER	2,000	12/01/2006
M12318	MECH OTHER	0	12/01/2006
P11813	OTHER	0	12/01/2006
C19136	CO ISSUED	0	11/01/2006
B19136	NEW CONSTR	165,726	11/01/2006
R09930	REPAIR/RRF	2,800	11/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2065/1483	8/16/2016	WD Q	I	01	
GRANTOR: KUNKEL DEBORAH J ET A					
GRANTEE: HALL KENNETH R & MA					
1521/1299	8/27/2007	WD Q	I		
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: DEVINE DARYL F					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W19 FSP=[YR=2012] N8 W12 S8 E12\$ W31 S38 E14 FOP=[YR=2007] S3 E8 N3 W2 N4 W4 S4W2\$ E2 N4E4 S4 E8 FGR=[YR=2007] S22 E22 N22 W22\$ E22 N38\$.									