



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		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	1,418	100	2006	1,418	164,768
FGR	440	55	2006	242	28,120
FOP	55	30	2006	16	1,859
FOP	176	30	2006	53	6,159
FUS	1,350	100	2006	1,350	156,866
TOTALS	3,439			3,079	357,770

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

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	NORM	% COND	
0900	01	3,079	97.5384	128.75	396,421	2006	2011	0	0	0	9.75	90.25
1 SNGL FAM - 100% - 2022 Heated Area: 2768 HX Base Yr 2022												
87485 CREEKSIDE DR, YULEE												

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

TOTAL OB/XF												
4,714												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		357,770	
TOTAL MARKET OB/XF VALUE		4,714	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		437,484	
SOH/AGL Deduction		113,641	
ASSESSED VALUE		323,843	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		273,121	
TOTAL JUST VALUE		437,484	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		421,375	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007640	REPAIR/RRF	13,500	09/14/2020
B16320	NEW CONSTR	188,411	02/22/2006
E16160	ELEC OTHER	2,000	11/01/2005
M10686	MECH OTHER	0	11/01/2005
P10207	OTHER	0	10/01/2005
R08404	REPAIR/RRF	2,800	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
2462/0163	5/17/2021	WD Q	I	01	339,000
GRANTOR: AKEL FRED CHANDLER					
GRANTEE: TRULOCK SHAWN L & A					
2172/1344	1/23/2018	WD U	I	30	260,000
GRANTOR: AKEL KIBBEE					
GRANTEE: AKEL FRED CHANDLER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W34 FOP=[YR=2006] N8 W22 S8 E22\$ W22 S15 FGR=[YR=2006] S20 E22 N20 W22\$E22 S17 E11 FOP=[YR=2006] S5 E11 N5 W11\$ E23 N32\$ PTR=[YR=2006] E15 FUS=[YR=2006] E22 N10 E34 S31 W13 N5 W4 N7 W4 S12 W13 N7 W4 S7 W4 N7 W4 S7 W4 N7 W6 N14\$ W15\$.									