

LOT 15
IN OR 1756/1630
CREEKSIDE #2 PB 7/32

COTELLESSE CARLO & FRANCES
87475 CREEKSIDE DR
YULEE, FL 32097-1901

2025

51-3N-27-0262-0015-0000



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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	4037.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2007	2,102	257,014
FGR	400	55	2007	220	26,900
FOP	65	30	2007	20	2,446
FSP	287	40	2013	115	14,061
TOTALS	2,854			2,457	300,421

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	655.00	SF	5.20	5.20	100	2007	2007	3	87	2,963	
3	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2007	2007	3	87	373	
4	0855	CONC PAVER	0	100	0	0	300.00	SF	7.00	7.00	100	2009	2009	3	89	1,869	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,457	101.2320	133.63	328,329	2007	2007	0	0	8.50	91.50
1 SNGL FAM - 100% - 2016											
Heated Area: 2102											
HX Base Yr 2016											
87475 CREEKSIDE DR, YULEE											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE	01/15/2008	KK	LAND DATE	06/15/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			300,421
TOTAL MARKET OB/XF VALUE			7,005
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			382,426
SOH/AGL Deduction			163,268
ASSESSED VALUE			219,158
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			168,436
TOTAL JUST VALUE			382,426
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13028	MECH OTHER	0	06/01/2007
E19261	ELEC OTHER	2,000	05/01/2007
P12341	OTHER	0	05/01/2007
C19703	CO ISSUED	0	04/01/2007
B19703	NEW CONSTR	186,384	04/01/2007
R10249	REPAIR/RRF	2,800	04/01/2007

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1756/1630	9/16/2011	WD Q	I 02
GRANTOR: STONE JIMMIE E & PATR			
GRANTEE: COTELLESSE CARLO &			
1538/1501	12/03/2007	WD Q	I
GRANTOR: SEDA CONSTRUCTION COM			
GRANTEE: STONE JIMMIE E & PA			

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GRANTOR: SEDA CONSTRUCTION COM			
GRANTEE: STONE JIMMIE E & PA			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2007] W18 FSP=[YR=2013] N5 W23 S5 E1 S4 E10 S8 E11 N12 E1\$ W1 S12 W11 N8 W10 N4 W20 S29 FGR=[YR=2007] S20 E20 N20 W20\$ E20 S13 E8 FOP=[YR=2007] S5 E11 N5 W3 N2 W5 S2 W3\$ E3 N2 E5 S2 E12 S7 E12 N21 W4 N15 E4 N13\$.			

TOTAL OB/XF											
7,005											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00