LOT 18
IN OR 2086/572
CREEKSIDE #2 PB 7/32

MCFADDEN WILLIAM A/MCPHERSON NATALIE V
87461 CREEKSIDE DR
YULEE, FL 32097

2025

51-3N-27-0262-0018-0000

BUILDING CHARACTERISTICS

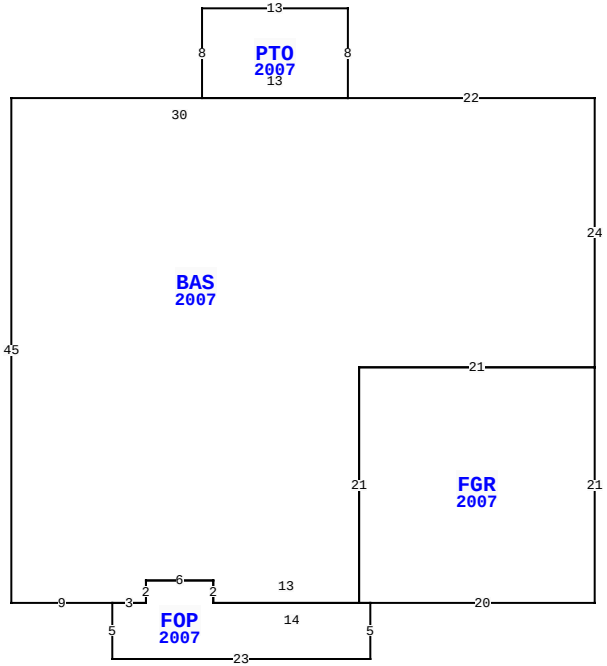
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,887	100	2007	1,887	235,913
FGR	441	55	2007	243	30,380
FOP	127	30	2007	38	4,751
PTO	104	5	2007	5	625
TOTALS	2,559			2,173	271,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,173	103.3410	136.41	296,419	2007	2007	0	0	0	8.35	91.65

1 SNGL FAM – 100% - 2018 Heated Area: 1887 HX Base Yr 2018



87461 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		271,668
TOTAL MARKET OB/XF VALUE		5,465
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		352,133
SOH/AGL Deduction		151,905
ASSESSED VALUE		200,228
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,506
TOTAL JUST VALUE		352,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13151	MECH OTHER	0	07/01/2007
E19402	ELEC OTHER	2,000	06/01/2007
P12464	OTHER	0	06/01/2007
C19903	CO ISSUED	0	05/01/2007
B19903	NEW CONSTR	160,248	05/01/2007
R10358	REPAIR/RRF	2,800	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2086/0572	11/30/2016	WD	Q	I	01	195,000
GRANTOR: NELSON DONNIE W & CON						
GRANTEE: MCFADDEN WILLIAM A						
1590/1550	10/27/2008	WD	Q	I		212,700
GRANTOR: LONG STEPHANIE S						
GRANTEE: NELSON DONNIE W & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 PTO=[YR=2007] N8 W13 S8 E13$ W30 S45 E9
FOP=[YR=2007] S5 E23 N5 FGR=[YR=2007] E20 N21 W21 S21 E1$
W14 N2 W6 S2 W3$ E3 N2 E6 S2 E13 N21 E21 N24$.

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	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	724.00	SF	5.20	5.20	100	2007	2007	3	87	3,275	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2007	2007	3	87	390	

LAND DESCRIPTION

TOTAL OB/XF 5,465

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