LOT 50
CREEKSIDE #2 PB 7/32

GOODWIN JONATHAN & SHELBY
87486 CREEKSIDE DR
YULEE, FL 32097

2025

51-3N-27-0262-0050-0000

BUILDING CHARACTERISTICS

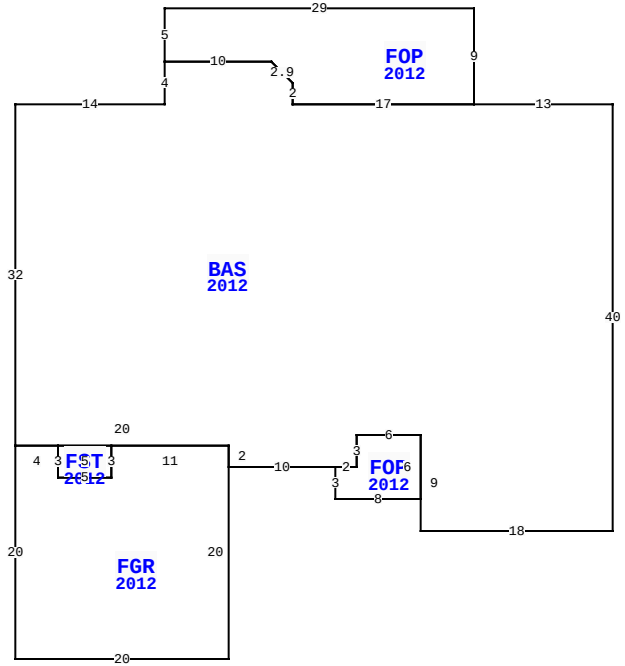
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,000	100	2012	2,000	262,238
FGR	385	55	2012	212	27,797
FOP	42	30	2012	13	1,705
FOP	215	30	2012	64	8,392
FST	15	55	2012	8	1,049
TOTALS	2,657			2,297	301,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,297	105.1099	138.75	318,709	2012	2012	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2020 Heated Area: 2000 HX Base Yr 2020



87486 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		301,180
TOTAL MARKET OB/XF VALUE		6,063
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		382,243
SOH/AGL Deduction		139,560
ASSESSED VALUE		242,683
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,961
TOTAL JUST VALUE		382,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25804	CO ISSUED	0	07/13/2012
E24884	NEW CONSTR	0	03/01/2012
M16969	H/AC	0	03/01/2012
P15788	NEW CONSTR	0	03/01/2012
B25804	NEW CONSTR	227,075	03/01/2012
B20494	NEW CONSTR	182,292	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/1264	7/26/2019	WD	Q	I	01	240,000
GRANTOR: SOLOMON CHRISTOPHER L						
GRANTEE: GOODWIN JONATHAN &						
2062/1343	7/26/2016	WD	Q	I	01	205,000
GRANTOR: POWELL JAMES A & BRAN						
GRANTEE: SOLOMON CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W13 FOP=[YR=2012] N9 W29 S5 E10 D2 R2 S2 E17$ W17 N2 U2 L2 W10 S4 W14 S32 FGR=[YR=2012] S20 E20 N20 W11 FST=[YR=2012] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S2 E10 FOP=[YR=2012] S3 E8 N6 W6 S3 W2$ E2 N3 E6 S9 E18 N40$.

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	0811	CONCRETE B	0	100	0	0	743.00	SF	5.20	5.20	100	2012	2012	3	92	3,555	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	2012	2012	3	92	628	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	

LAND DESCRIPTION

TOTAL OB/XF 6,063

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	000134	C	RES POND	100	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