

LOT 51
IN OR 1430/340
CREEKSIDE #2 PB 7/32

HEUN DARRELL C & JEANNE M
87494 CREEKSIDE DRIVE
YULEE, FL 32097

2025

51-3N-27-0262-0051-0000



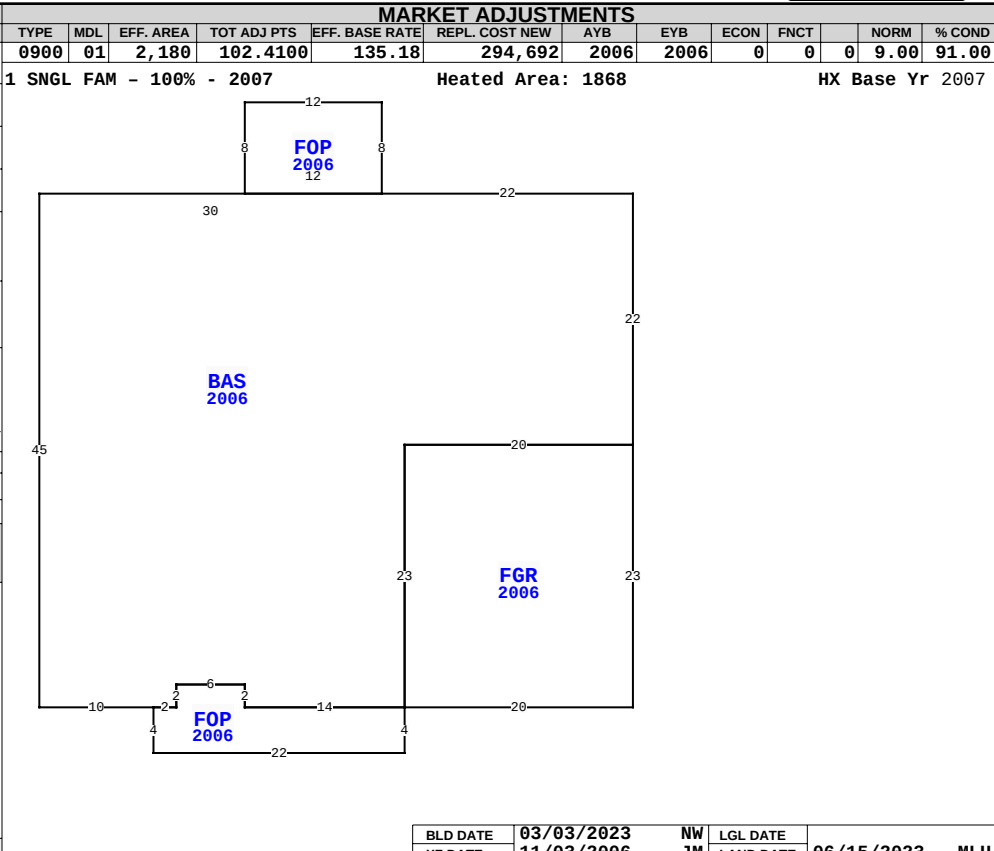
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,868	100	2006	1,868	229,790
FGR	460	55	2006	253	31,123
FOP	96	30	2006	29	3,567
FOP	100	30	2006	30	3,690
TOTALS	2,524			2,180	268,170

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0911	SCRN RM A	0	100	0	0	740.00	SF	17.50
3	0861	POOL GUNIT	0	100	0	0	228.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	386.00	SF	7.25
5	0811	CONCRETE B	0	100	0	0	806.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00



TOTAL OB/XF									
19,986									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					268,170				
TOTAL MARKET OB/XF VALUE					19,986				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					363,156				
SOH/AGL Deduction					175,955				
ASSESSED VALUE					187,201				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					136,479				
TOTAL JUST VALUE					363,156				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					351,597				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17923	SCRN RM	8,000	10/31/2006
C17080	CO ISSUED	141,220	02/01/2006
B17208	SWIM POOL	25,000	02/01/2006
E16766	ELEC OTHER	2,000	02/01/2006
M11127	TANKS/BLRS	0	02/01/2006
R08881	REPAIR/RRF	2,800	02/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1430/0340	7/24/2006	WD	Q	I		255,600	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: HEUN DARRELL C & JE							
1366/0507	11/10/2005	WD	U	V	19	160,000	
GRANTOR: HOLLAND LAWRENCE J &							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FGR=[YR=2006] N23BAS=[YR=2006] N22W22FOP=[YR=2006] N8W12S8E12\$W30S45E10FOP=[YR=2006] S4E22N4W14N2W6S2W2\$E2N2E6S2E14N23E20\$W20S23E20\$.									