

LOT 52
IN OR 1411/1976
CREEKSIDE #2 PB 7/32

BORGE JEFERSSON SIMON
87506 CREEKSIDE DRIVE
YULEE, FL 32097

2025

51-3N-27-0262-0052-0000



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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	4037.00
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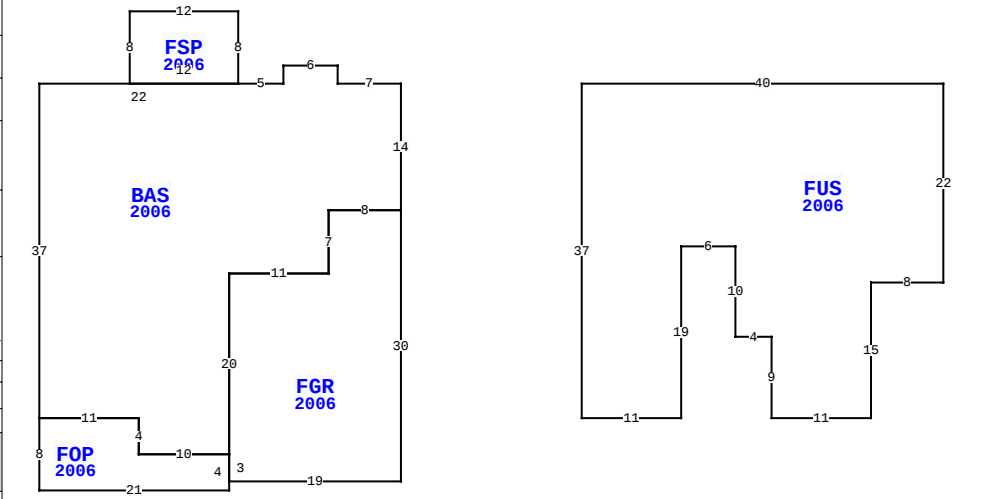
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,172	100	2006	1,172	143,671
FGR	493	55	2006	271	33,220
FOP	128	30	2006	38	4,658
FSP	96	40	2006	38	4,658
FUS	1,210	100	2006	1,210	148,329

TOTALS	3,099			2,729	334,538
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	100	0	0	707.00	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,729	102.0528	134.71	367,624	2006	2006	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2021												
Heated Area: 2382												
HX Base Yr 2021												



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

TOTAL OB/XF												
4,942												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			334,538
TOTAL MARKET OB/XF VALUE			4,942
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			414,480
SOH/AGL Deduction			130,676
ASSESSED VALUE			283,804
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			233,082
TOTAL JUST VALUE			414,480
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16046	NEW CONSTR	175,294	02/07/2006
E15902	ELEC OTHER	2,000	10/01/2005
M10478	MECH OTHER	0	10/01/2005
P10063	OTHER	0	09/01/2005
R08212	REPAIR/RRF	2,800	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2397/0452	9/25/2020	WD Q	Q	I	01
GRANTOR: KRASS EDWARD J & DAWN					
GRANTEE: BORGE JEFERSSON SIM					
1411/1976	5/15/2006	WD Q	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: KRASS EDWARD J & DA					

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2006] W7 N2 W6 S2 W5 FSP=[YR=2006] N8 W12 S8 E12\$ W22
S37 FOP=[YR=2006] S8 E21 N4 W10 N4 W11\$ E11 S4 E10
FGR=[YR=2006] S3 E19 N30 W8 S7 W11 S20\$ N20 E11 N7 E8 N14\$
PTR=[YR=2006] E20 FUS=[YR=2006] E40 S22 W8 S15 W11 N9 W4 N10
W6 S19 W11 N37\$ W20\$.