LOT 53
IN OR 2193/20
CREEKSIDE #2 PB 7/32

HERMES GLENN A & CHERYL R L/E/
87526 CREEKSIDE DR
YULEE, FL 32097

**2025**

**51-3N-27-0262-0053-0000**

## 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 | 11 | CLAY TILE 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 |

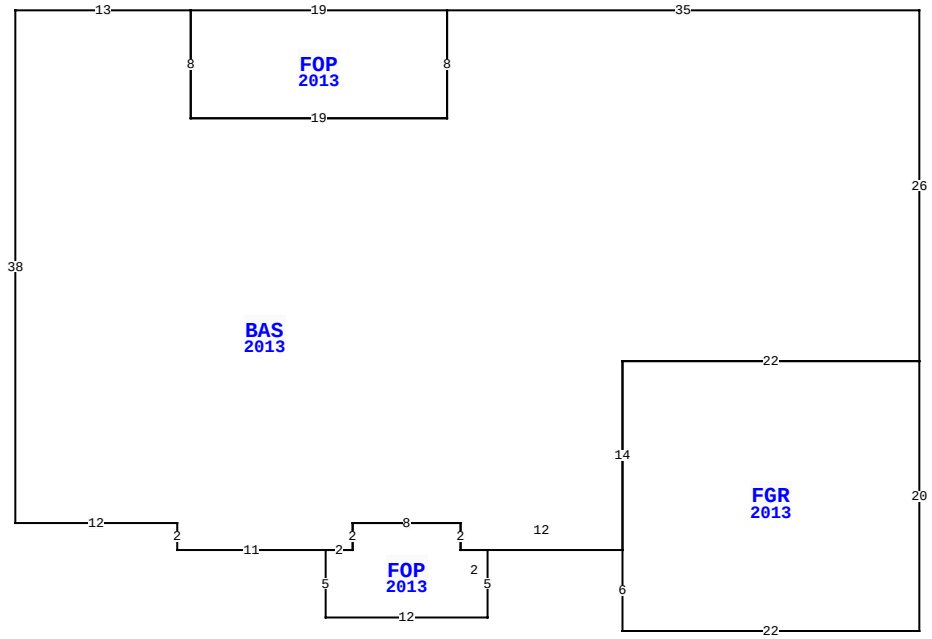
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4037.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,180 | 100 | 2013 | 2,180 | 278,258 |
| FGR | 440 | 55 | 2013 | 242 | 30,889 |
| FOP | 76 | 30 | 2013 | 23 | 2,936 |
| FOP | 152 | 30 | 2013 | 46 | 5,871 |
| TOTALS | 2,848 | | | 2,491 | 317,954 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,491 | 102.3264 | 135.07 | 336,459 | 2013 | 2013 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SNGL FAM – 100% - 2015 Heated Area: 2180 HX Base Yr 2015




87526 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

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 317,954 |
| TOTAL MARKET OB/XF VALUE | | 5,616 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 398,570 |
| SOH/AGL Deduction | | 187,177 |
| ASSESSED VALUE | | 211,393 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 160,671 |
| TOTAL JUST VALUE | | 398,570 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 383,370 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1226533 | CO ISSUED | 1 | 04/01/2013 |
| E25674 | NEW CONSTR | 0 | 12/01/2012 |
| M1217819 | H/AC | 0 | 12/01/2012 |
| P1216213 | NEW CONSTR | 0 | 11/01/2012 |
| E1225578 | NEW CONSTR | 0 | 11/01/2012 |
| B1226533 | NEW CONSTR | 250,543 | 10/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2193/0020 | 4/24/2018 | LE | U | I | 11 | 100 |
| GRANTOR: HERMES GLENN A CHERYL | | | | | | |
| GRANTEE: HERMES GLENN A & GR | | | | | | |
| 1877/0413 | 8/23/2013 | WD | Q | I | 02 | 225,800 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: HERMES GLENN A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W35 FOP=[YR=2013] W19 S8 E19 N8$ S8 W19 N8 W13 S38 E12 S2 E11 FOP=[YR=2013] S5 E12 N5 W2 N2 W8 S2 W2$ E2 N2 E8 S2 E12 FGR=[YR=2013] S6 E22 N20 W22 S14$ N14 E22 N26$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 860.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 93 | 5,199 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 69.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 93 | 417 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,616

| 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