LOT 19
MEADOWFIELD UNIT 1-A PB 6/148

ROPER GEORGETTE & R TODD
4443 COUNTY ROAD
MELBOURNE, FL 32934

2026

38-2N-27-1331-0019-0000

BUILDING CHARACTERISTICS

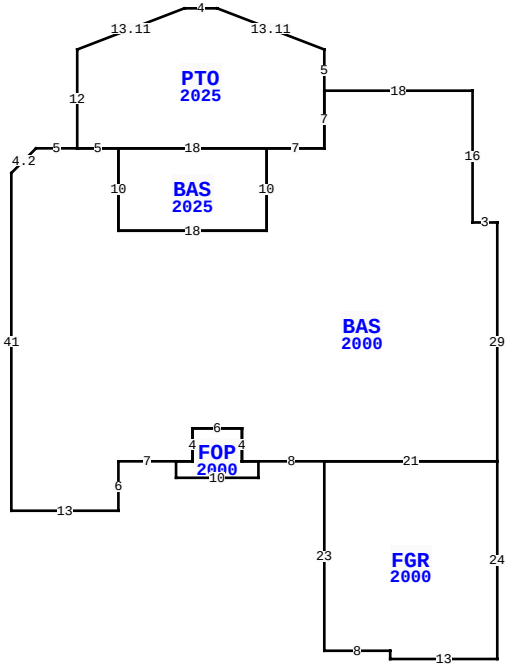
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100	2000	2,211	242,749
BAS	180	100	2025	180	19,762
FGR	496	55	2000	273	29,973
FOP	44	30	2000	13	1,427
PTO	445	5	2025	22	2,415
TOTALS	3,376			2,699	296,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,699	119.2320	125.19	337,888	2000	2000	0	0	0	12.30	87.70

1 SINGLE FAM 100% - 2026 Heated Area: 2391 HX Base Yr 2026



86028 CREEKWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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		296,328
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		361,328
SOH/AGL Deduction		0
ASSESSED VALUE		361,328
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		309,917
TOTAL JUST VALUE		361,328
NCON VALUE		12,136
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07476	NEW CONSTR	121,476	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2856/1074	3/13/2026	WD	Q	I	01	475,000
GRANTOR: MCTAGUE BRUCE						
GRANTEE: ROPER GEORGETTE & R						
2753/1167	11/19/2024	WD	Q	I	01	440,000
GRANTOR: PICKLER JUSTIN F & DE						
GRANTEE: MCTAGUE BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=-3,0] W18 S7 W7 S10 W18 N10 W5 W5 D3L3 S41 E13 N6 E7 E2 N4 E6 S4 E2 E8 E21 N29 W3 N16 $
FGR=[YR=2000;ORIG=-21,45] S23 E8 S1 E13 N24 W21 $
PTO=[YR=2025;ORIG=-21,-5] S5 S7 W7 W18 W5 N12 U5R13 E4 D5R13 $
BAS=[YR=2025;ORIG=-28,7] W18 S10 E18 N10 $
FOP=[YR=2000;ORIG=-39,45] S2 E10 N2 W2 N4 W6 S4 W2 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS