LOT 23
MEADOWFIELD UNIT 1B PB 6/203

WEST TAMMY
86104 CREEKWOOD DR
YULEE, FL 32097

2026

38-2N-27-1331-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

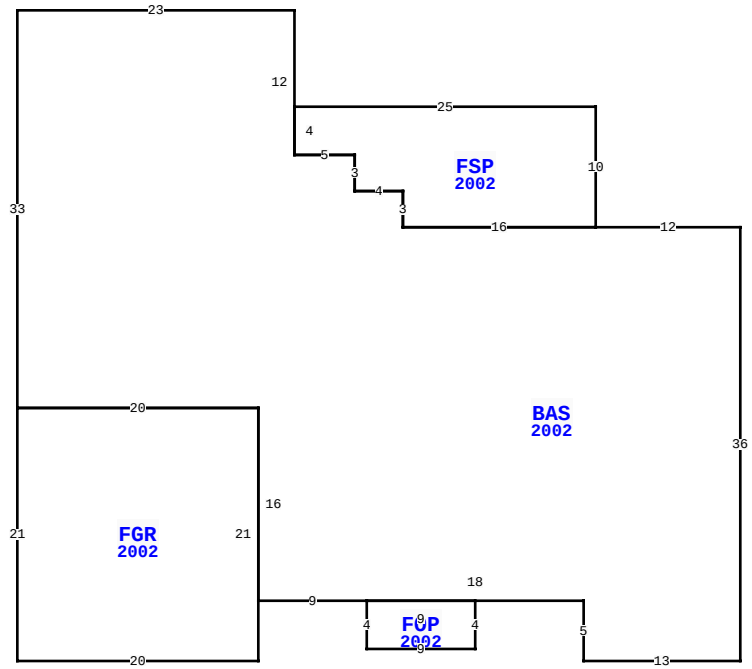
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,061	100	2002	2,061	225,365
FGR	420	55	2002	231	25,259
FOP	36	30	2002	11	1,203
FSP	208	40	2002	83	9,076
TOTALS	2,725			2,386	260,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,386	117.2080	123.07	293,645	2002	2002	0	0	0	11.15	88.85

1 SINGLE FAM 100% - 2016 Heated Area: 2061 HX Base Yr 2016



86104 CREEKWOOD DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,904
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		325,904
SOH/AGL Deduction		140,333
ASSESSED VALUE		185,571
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,160
TOTAL JUST VALUE		325,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700976	REPAIR/RRF	5,600	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2400/1539	9/21/2020	QC	U	I	11	100
GRANTOR: WEST STEVEN M & TAMMY						
GRANTEE: WEST TAMMY						
1927/0825	5/27/2014	WD	U	I	11	100
GRANTOR: NEWBURY REO 2013 LLC						
GRANTEE: WEST STEVEN M & TAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FSP=[YR=2002] N10 W25 S4 E5 S3 E4 S3 E16 $ W16 N3 W4 N3 W5 N12 W23 S33 FGR=[YR=2002] S21 E20 N21 W20 $ E20 S16 E9 FOP=[YR=2002] S4 E9 N4 W9 $ E18 S5 E13 N36$.

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