LOT 24
IN OR 2241/673
MEADOWFIELD UNIT 1B PB 6/203

TOMPKINS RYAN H/TOMPKINS MARY LOU H
86120 CREEKWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1331-0024-0000

BUILDING CHARACTERISTICS

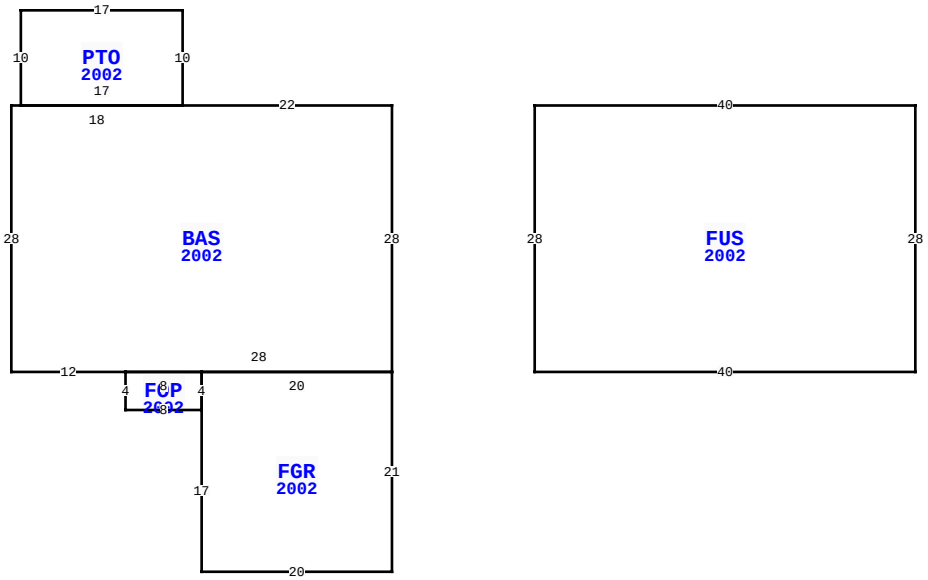
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,120	100	2002	1,120	128,042
FGR	420	55	2002	231	26,409
FOP	32	30	2002	10	1,143
FUS	1,120	100	2002	1,120	128,042
PTO	170	5	2002	8	914
TOTALS	2,862			2,489	284,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,489	122.5440	128.67	320,260	2002	2002	0	0	0	11.15	88.85

1 SINGLE FAM 100% - 2022 Heated Area: 2240 HX Base Yr 2022



86120 CREEKWOOD DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/14/2026 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		284,551
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		349,551
SOH/AGL Deduction		89,558
ASSESSED VALUE		259,993
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,582
TOTAL JUST VALUE		349,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2241/0673	12/04/2018	WD	Q	I	01	253,000
GRANTOR: TREMEL DAMON G & SARA						
GRANTEE: TOMPKINS RYAN H & M						
2126/1022	5/24/2017	SW	U	I	12	165,100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: TREMEL DAMON G & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W22 PTO=[YR=2002] N10 W17 S10 E17 $ W18 S28 E12 FOP=[YR=2002] S4 E8 FGR=[YR=2002] S17 E20 N21 W20 S4 $ N4 W8 $ E28 N28 $ PTR= E15 FUS=[YR=2002] E40 S28 W40 N28 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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