

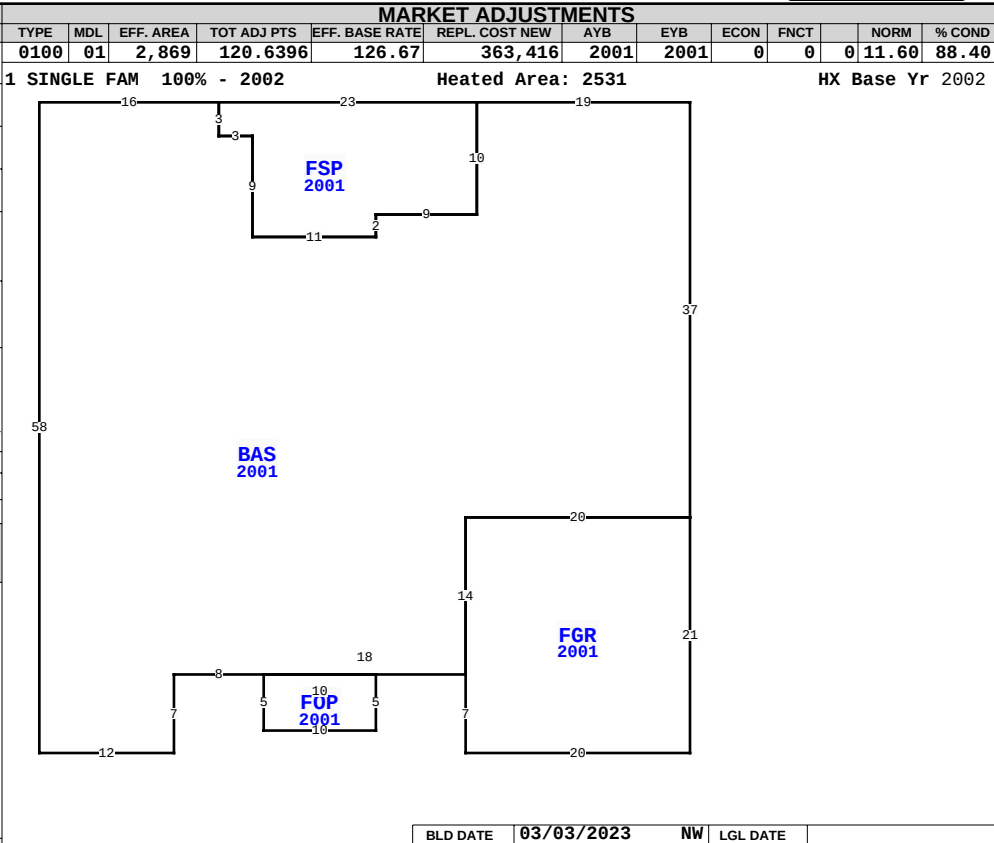


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,531	100	2001	2,531	283,412
FGR	420	55	2001	231	25,867
FOP	50	30	2001	15	1,680
FSP	231	40	2001	92	10,302
TOTALS	3,232			2,869	321,260

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
4	0911	SCRN RM A	0 100	25	43	1,075.00	SF	18.00	
5	0860	POOL/SPA	0 100	16	0	1.00	UT	50,000.00	



86148 CREEKWOOD DR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE	04/14/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

LAND DESCRIPTION										TOTAL OB/XF 52,740									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE															321,260				
TOTAL MARKET OB/XF VALUE															52,740				
TOTAL LAND VALUE - MARKET															65,000				
TOTAL MARKET VALUE															439,000				
SOH/AGL Deduction															204,942				
ASSESSED VALUE															234,058				
TOTAL EXEMPTION VALUE					HX HB										51,411				
BASE TAXABLE VALUE															182,647				
TOTAL JUST VALUE															439,000				
NCON VALUE															0				
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															426,753				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24854	ADDITION	21,288	06/01/2011
B07818	NEW CONSTR	134,034	12/01/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2799/381	7/01/2025	WD	U	I	11	100			
GRANTOR: KOZAKOFF ROBERT A & K									
GRANTEE: KOZAKOFF FAMILY TRU									
0985/1572	5/11/2001	WD	Q	I		180,200			
GRANTOR: ATLANTIC BUILDERS INC									
GRANTEE: KOZAKOFF ROBERT & K									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W19 FSP=[YR=2001] W23 S3 E3 S9 E11 N2 E9 N10 \$ S10 W9 S2 W11 N9 W3 N3 W16 S58 E12 N7 E8 FOP=[YR=2001] S5 E10 N5 W10 \$ E18 FGR=[YR=2001] S7 E20 N21 W20 S14 \$ N14 E20 N37 \$.									