LOT 27
MEADOWFIELD UNIT 1B PB 6/203

**VERDERABE CHRISTOPHER/KLAASE TERRA ELIZABETH**
86132 CREEKWOOD DR
YULEE, FL 32097

**2026**

**38-2N-27-1331-0027-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 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 |

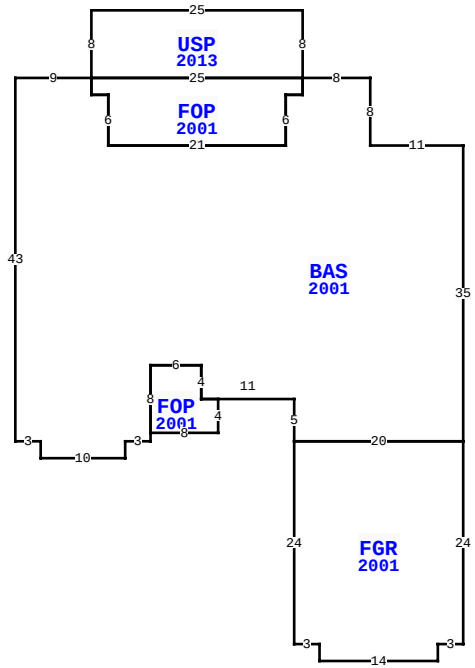
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,926 | 100 | 2001 | 1,926 | 243,326 |
| FGR | 508 | 55 | 2001 | 279 | 35,248 |
| FOP | 56 | 30 | 2001 | 17 | 2,147 |
| FOP | 176 | 30 | 2001 | 53 | 6,696 |
| USP | 200 | 30 | 2013 | 60 | 7,580 |
| TOTALS | 2,866 | | | 2,335 | 294,998 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,335 | 138.6210 | 145.55 | 339,859 | 2001 | 2001 | 0 | 0 | 0 | 13.20 | 86.80 |

1 SINGLE FAM 100% - 2025 Heated Area: 1926 HX Base Yr 2025




86132 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 | | 294,998 |
| TOTAL MARKET OB/XF VALUE | | 2,905 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 362,903 |
| SOH/AGL Deduction | | 87,365 |
| ASSESSED VALUE | | 275,538 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 224,127 |
| TOTAL JUST VALUE | | 362,903 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 373,966 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P014609 | NEW CONSTR | 300 | 04/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2750/373 | 11/08/2024 | WD | Q | I | 01 | 435,000 |
| GRANTOR: COTE KELLY & GILBERT | | | | | | |
| GRANTEE: VERDERABE CHRISTOPH | | | | | | |
| 2424/0269 | 1/08/2021 | WD | Q | I | 01 | 315,000 |
| GRANTOR: FISHER STEVEN | | | | | | |
| GRANTEE: COTE KELLY & GILBER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W11 N8 W8USP=[YR=2013] N8 W25 S8 E25 $ FOP=[YR=2001] W25 S2 E2 S6 E21 N6 E2 N2 $ S2W2 S6 W21 N6 W2 N2 W9 S43 E3 S2 E10 N2 E3 N1 FOP=[YR=2001] E8 N4W2 N4 W6 S8 $ N8 E6 S4 E11 S5 FGR=[YR=2001] S24 E3 S2 E14 N2 E3 N24 W20 $ E20 N35 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 83 | 2,905 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,905

| 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