LOT 60
IN OR 1176/766
MEADOWFIELD UNIT 1-A PB 6/148

SWEAT SIMON C JR
86045 CREEKWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1331-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

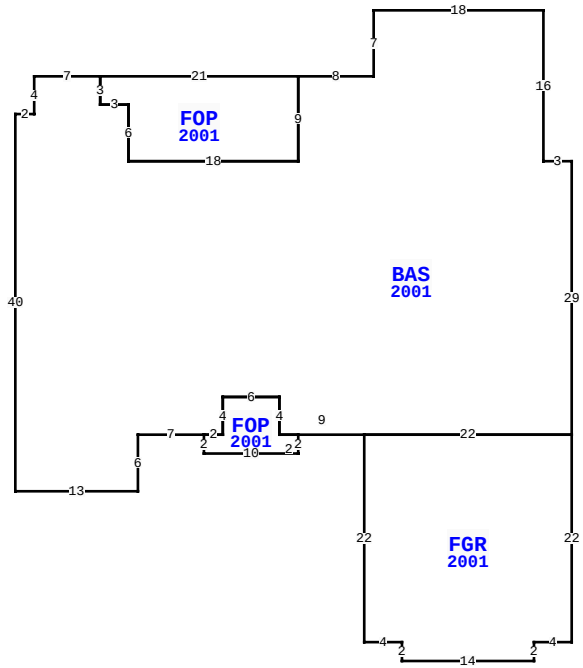
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,216	100	2001	2,216	245,240
FGR	512	55	2001	282	31,209
FOP	44	30	2001	13	1,438
FOP	171	30	2001	51	5,644
TOTALS	2,943			2,562	283,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,562	119.2320	125.19	320,737	2001	2001	0	0	0	11.60	88.40

1 SINGLE FAM 100% - 2004 Heated Area: 2216 HX Base Yr 2004



86045 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		283,532
TOTAL MARKET OB/XF VALUE		47,905
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		396,437
SOH/AGL Deduction		195,915
ASSESSED VALUE		200,522
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		144,111
TOTAL JUST VALUE		396,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108405	NEW CONSTR	121,476	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1176/0766	9/30/2003	WD	Q	I		206,000
GRANTOR: SALDANA FRANCISCO &						
GRANTEE: SWEAT SIMON C JR &						
1014/0130	10/18/2001	WD	Q	I		159,300
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SALDANA FRANCISCO &						

BUILDING NOTES

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	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000	

BUILDING DIMENSIONS

BAS=[YR=2001] W3 N16 W18 S7 W8 FOP=[YR=2001] W21 S3 E3 S6 E18 N9 $ S9 W18 N6 W3 N3 W7 S4 W2 S40 E13 N6 E7 FOP=[YR=2001] S2 E10 N2 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E9 FGR=[YR=2001] S22 E4 S2 E14 N2 E4 N22 W22 $ E22 N29 $.

LAND DESCRIPTION

TOTAL OB/XF 47,905

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	000134	C	RES POND	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