LOT 1
CREEKSIDE #2 PB 7/32

JARRETT THOMAS DANIEL L/E/
87583 CREEKSIDE DR
YULEE, FL 32097

2026

51-3N-27-0262-0001-0000

BUILDING CHARACTERISTICS

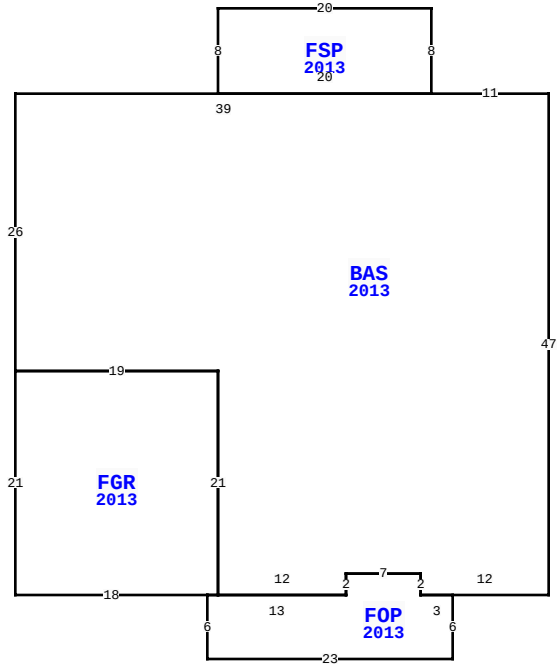
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4037.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	2013	1,937	223,884
FGR	399	55	2013	219	25,313
FOP	152	30	2013	46	5,317
FSP	160	40	2013	64	7,397
TOTALS	2,648			2,266	261,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,266	116.4828	122.31	277,154	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2015 Heated Area: 1937 HX Base Yr 2015



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 04/08/2026 MLU
INC DATE			AG DATE

87583 CREEKSIDE DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,911
TOTAL MARKET OB/XF VALUE		1,880
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		328,791
SOH/AGL Deduction		123,362
ASSESSED VALUE		205,429
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		149,018
TOTAL JUST VALUE		328,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226514	CO ISSUED	1	04/01/2013
B1226514	CO ISSUED	1	04/01/2013
B1327108	SCRNRM	1,000	04/01/2013
E25672	NEW CONSTR	0	12/01/2012
M1217818	H/AC	0	12/01/2012
P1216215	NEW CONSTR	0	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/218	11/10/2023	QC	U	I	11	100
GRANTOR: JARRETT THOMAS DANIEL						
GRANTEE: JARRETT ADRIAN DONA						
1880/0185	9/12/2013	WD	Q	I	02	213,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JARRETT THOMAS D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 FSP=[YR=2013] N8 W20 S8 E20$ W39 S26
FGR=[YR=2013] S21 E18 FOP=[YR=2013] S6 E23 N6 W3 N2 W7 S2
W13$ E1 N21 W19$ E19 S21 E12 N2 E7 S2 E12 N47$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	94	1,880	

LAND DESCRIPTION

TOTAL OB/XF 1,880

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	PUD	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