LOT 3
CREEKSIDE #2 PB 7/32

GALL ALEX & BRIDIE
87555 CREEKSIDE DR
YULEE, FL 32097

2026

51-3N-27-0262-0003-0000

BUILDING CHARACTERISTICS

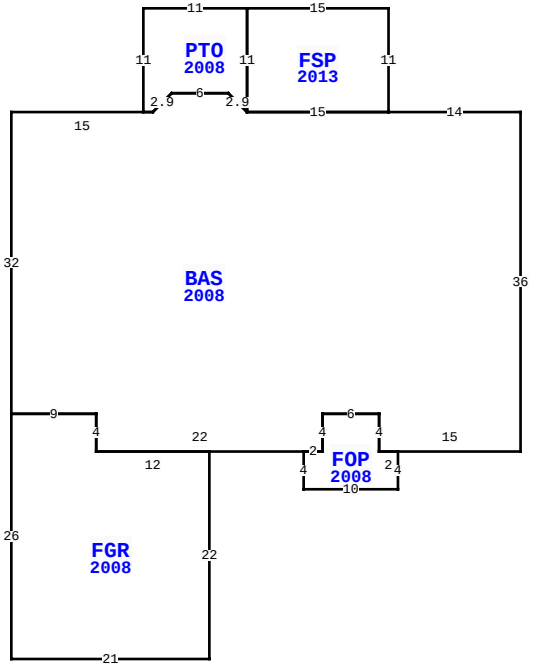
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,900	100	2008	1,900	203,996
FGR	498	55	2008	274	29,418
FOP	64	30	2008	19	2,040
FSP	165	40	2013	66	7,086
PTO	105	5	2008	5	537
TOTALS	2,732			2,264	243,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	111.7494	117.34	265,658	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2026 Heated Area: 1900 HX Base Yr 2026



87555 CREEKSIDE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,077
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		309,877
SOH/AGL Deduction		0
ASSESSED VALUE		309,877
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		253,466
TOTAL JUST VALUE		309,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13296	MECH OTHER	0	09/01/2007
C20382	CO ISSUED	0	08/01/2007
E19895	ELEC OTHER	2,000	08/01/2007
R10632	REPAIR/RRF	2,800	08/01/2007
B20382	NEW CONSTR	161,766	08/01/2007
P12655	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2791/28	5/29/2025	WD	Q	I	01	349,000
GRANTOR: VIEHWEG CLARK & KIM						
GRANTEE: GALL ALEX & BRIDIE						
2467/0954	5/20/2021	WD	Q	I	01	290,000
GRANTOR: BELLOMO ANTHONY J & M						
GRANTEE: VIEHWEG CLARK & KIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FSP=[YR=2013] N11 W15 S11 E15$ W15 PTO=[YR=2008] N11 W11 S11 E1 U2 R2 E6 D2 R2 $ U2 L2 W6 D2 L2 W15 S32 FGR=[YR=2008] S26 E21 N22 W12 N4 W9 $ E9 S4 E22 FOP=[YR=2008] S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E15 N36$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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