LOT 5
CREEKSIDE #2 PB 7/32

CARTER MARILYN FAYE LIVING TRUST/CARTER MARILYN F
96068 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2026

51-3N-27-0262-0005-0000

BUILDING CHARACTERISTICS

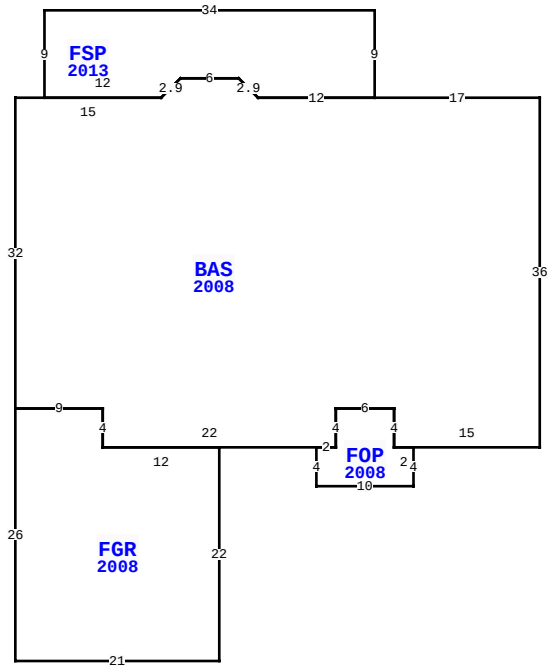
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	202,866
FGR	498	55	2008	274	29,255
FOP	64	30	2008	19	2,029
FSP	290	40	2013	116	12,385
TOTALS	2,752			2,309	246,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,309	111.1320	116.69	269,437	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 0 Heated Area: 1900 HX Base Yr



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

87541 CREEKSIDE DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,535
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	313,335
SOH/AGL Deduction	0
ASSESSED VALUE	313,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,335
TOTAL JUST VALUE	313,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009318	REPAIR/RRF	15,036	10/06/2020
M13285	MECH OTHER	0	09/01/2007
C20383	CO ISSUED	0	08/01/2007
E19897	ELEC OTHER	2,000	08/01/2007
R10633	REPAIR/RRF	2,800	08/01/2007
B20383	NEW CONSTR	178,794	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2875/1819	6/04/2026	QC	U	I	11	100
GRANTOR: CARTER MARILYN F						
GRANTEE: CARTER MARILYN FAYE						
2095/1084	1/19/2017	WD	Q	I	01	195,000
GRANTOR: MJJJD PROPERTIES LLC						
GRANTEE: CARTER JAMES W & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 FSP=[YR=2013] N9 W34 S9 E12 U2 R2 E6 D2 R2 E12$ W12 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	0	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	0	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