LOT 8
CREEKSIDE #2 PB 7/32

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

51-3N-27-0262-0008-0000

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 80
Interior Floo	08	SHT VINYL 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	04	Quality Level 04

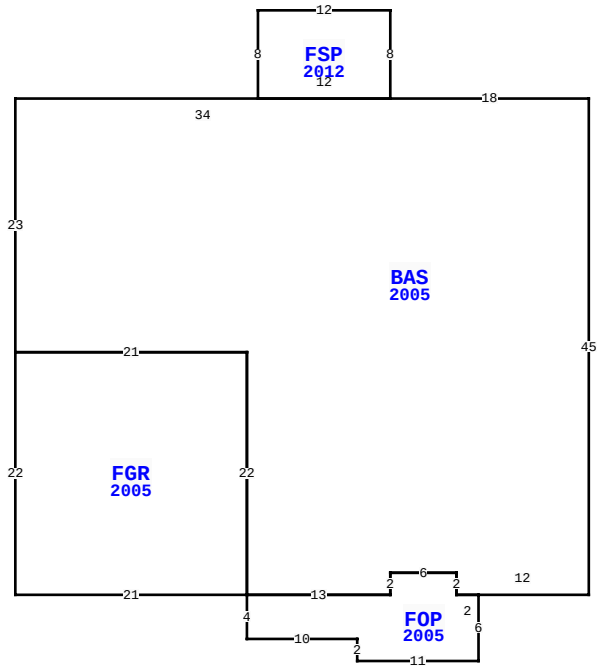
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2005	1,866	195,970
FGR	462	55	2005	254	26,675
FOP	118	30	2005	35	3,676
FSP	96	40	2012	38	3,991
TOTALS	2,542			2,193	230,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	111.1320	116.69	255,901	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2025 Heated Area: 1866 HX Base Yr



87523 CREEKSIDE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 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	230,311
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	298,356
SOH/AGL Deduction	0
ASSESSED VALUE	298,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,356
TOTAL JUST VALUE	298,356
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09381	MECH OTHER	0	03/01/2005
E14367	ELEC OTHER	2,000	02/01/2005
P0508928	OTHER	0	02/01/2005
R047044	REPAIR/RRF	2,800	12/01/2004
B0414295	NEW CONSTR	141,220	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2701/1126	3/14/2024	WD	Q	I	01	335,000
GRANTOR: WHITLING DONALD & LAM						
GRANTEE: YAMASA CO LTD						
1359/0893	10/18/2005	WD	Q	I		220,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WHITLING DONALD & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2012] N8 W12 S8 E12$ W34 S23
FGR=[YR=2005] S22 E21 N22 W21$ E21 S22 FOP=[YR=2005] S4 E10
S2 E11 N6 W2 N2 W6 S2 W13$ E13 N2 E6 S2 E12 N45$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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