

LOT 9
IN OR 1946/1617
CREEKSIDE #2 PB 7/32

SHEPARD SHELBY
87519 CREEKSIDE DR
YULEE, FL 32097

2026

51-3N-27-0262-0009-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		16	WD FR STUC 100		0100	01	2,187	111.1320	116.69	255,201	2005	2005		0		0	10.00	90.00	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2015										Heated Area: 1866										Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100																								229,681							
Interior Wall		05	DRYWALL 100																								3,045							
Interior Floo		14	CARPET 80																								65,000							
Interior Floo		08	SHT VINYL 20																								297,726							
Air Condition		03	CENTRAL 100																								112,765							
Heating Type		04	AIR DUCTED 100																								184,961							
Bedrooms			3 100																						HX HB		51,411							
Bathrooms			2 100																								133,550							
Frame		02	WOOD FRAME 100																								297,726							
Stories		1.	1. 100																								0							
Units			0 100																															
Occupancy		00	NONE 100																								344,245							
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	96	30	2005	29	3,046																													
FOP	127	30	2005	38	3,991																													
TOTALS		2,551			2,187	229,681																												
EXTRA FEATURES					87519 CREEKSIDE DR, YULEE										BLD DATE		03/03/2023		NW	LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE		04/08/2026		MLU										
L N	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	2005	2005	3	87	3,045																		
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