LOT 10
CREEKSIDE #2 PB 7/32

BURDETT MICHAEL W &/CHEN ZHUO
87513 CREEKSIDE DR
YULEE, FL 32097

2026

51-3N-27-0262-0010-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

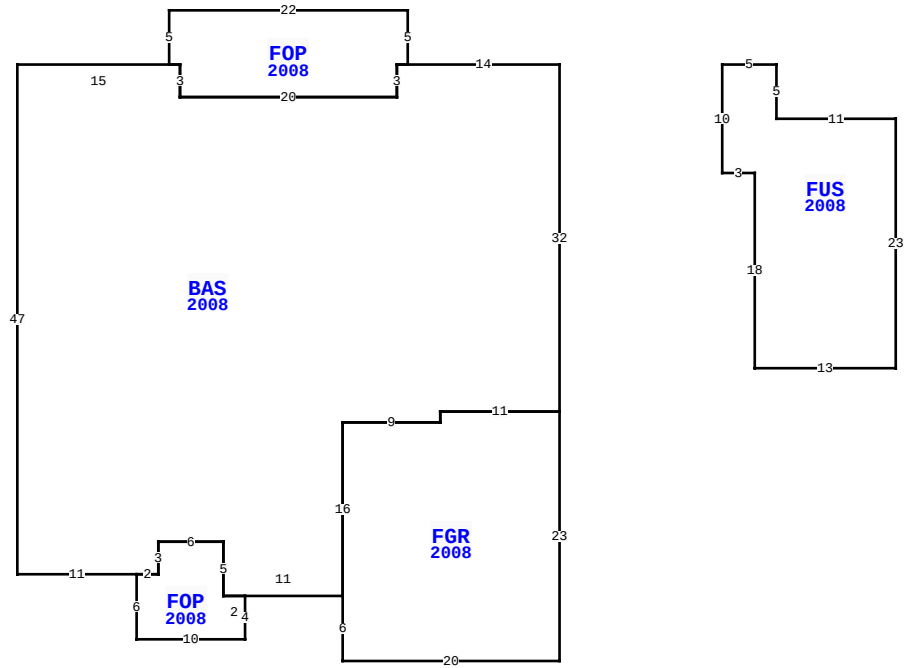
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,003	100	2008	2,003	220,938
FGR	451	55	2008	248	27,355
FOP	74	30	2008	22	2,427
FOP	170	30	2008	51	5,625
FUS	339	100	2008	339	37,392
TOTALS	3,037			2,663	293,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,663	114.8112	120.55	321,025	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2021 Heated Area: 2342 HX Base Yr 2021



87513 CREEKSIDE DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,738
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		360,538
SOH/AGL Deduction		69,996
ASSESSED VALUE		290,542
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,131
TOTAL JUST VALUE		360,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13450	MECH OTHER	0	11/01/2007
P12809	OTHER	0	10/01/2007
E20034	ELEC OTHER	2,000	09/01/2007
C20455	CO ISSUED	198,396	08/01/2007
R10676	REPAIR/RRF	28,000	08/01/2007
B20455	NEW CONSTR	198,396	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/0512	3/08/2019	WD	Q	I	01	279,000
GRANTOR: TAYLOR NICOLE & JAMES						
GRANTEE: BURDETT MICHAEL W &						
1929/0131	7/22/2014	WD	Q	I	01	239,900
GRANTOR: FRANKLIN KENT R & RAN						
GRANTEE: TAYLOR NICOLE & JAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FOP=[YR=2008] N5 W22 S5 E1 S3 E20 N3 E1$ W1 S3 W20 N3 W15 S47 E11 FOP=[YR=2008] S6 E10 N4 W2 N5 W6 S3 W2$ E2 N3 E6 S5 E11 FGR=[YR=2008] S6 E20 N23 W11 S1 W9 S16$ N16 E9 N1 E11 N32$ PTR=E15 FUS=[YR=2008] E5 S5 E11 S23 W13 N18 W3 N10$ W15$.

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	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