LOT 11
CREEKSIDE #2 PB 7/32

MABERTO ELISE M L/E/
1537 MANITA LANE
FERNANDINA BEACH, FL 32034

2026

51-3N-27-0262-0011-0000

BUILDING CHARACTERISTICS

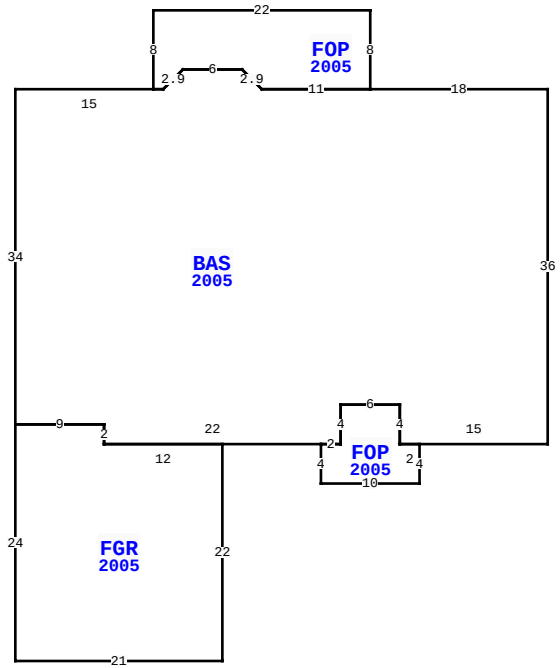
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,918	100	2005	1,918	201,430
FGR	480	55	2005	264	27,725
FOP	64	30	2005	19	1,995
FOP	160	30	2005	48	5,041
TOTALS	2,622			2,249	236,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,249	111.1320	116.69	262,436	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 0 Heated Area: 1918 HX Base Yr



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

87509 CREEKSIDE DR, YULEE

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	2005	2005	3	87	1,740	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	236,192
TOTAL MARKET OB/XF VALUE	1,740
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	302,932
SOH/AGL Deduction	0
ASSESSED VALUE	302,932
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,932
TOTAL JUST VALUE	302,932
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09345	MECH OTHER	0	02/01/2005
P0508969	OTHER	0	02/01/2005
E0414008	ELEC OTHER	2,000	12/01/2004
R046924	REPAIR/RRF	2,800	12/01/2004
B0414144	NEW CONSTR	144,154	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/1952	5/12/2020	WD	U	I	11	100
GRANTOR: MABERTO ELISE M						
GRANTEE: MABERTO ELISE M REV						
2046/0697	4/21/2016	SW	U	I	12	162,300
GRANTOR: OPTION ONE MORTGAGE L						
GRANTEE: MABERTO ELISE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] N8 W22 S8 E1 U2 R2 E6 D2 R2 E11$ W11 U2 L2 W6 D2 L2 W15 S34 FGR=[YR=2005] S24 E21 N22 W12 N2 W9 $ E9 S2 E22 FOP=[YR=2005] S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E15 N36$.

LAND DESCRIPTION

TOTAL OB/XF 1,740

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