LOT 12
IN OR 2009/693
CREEKSIDE #2 PB 7/32

LEWKUT KRISTY L
87505 CREEKSIDE DR
YULEE, FL 32097

2026

51-3N-27-0262-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

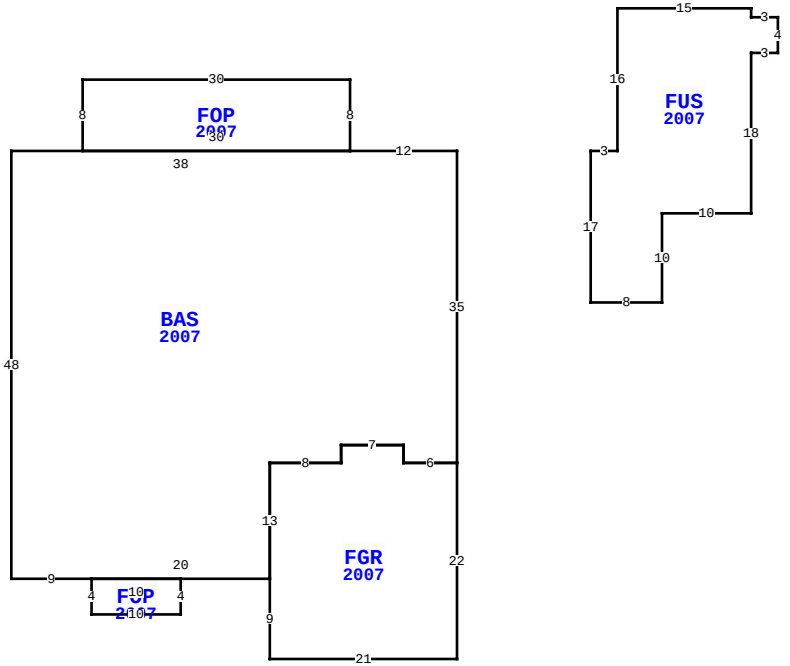
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,113	100	2007	2,113	223,375
FGR	476	55	2007	262	27,698
FOP	40	30	2007	12	1,269
FOP	240	30	2007	72	7,611
FUS	458	100	2007	458	48,417
TOTALS	3,327			2,917	308,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,917	110.6427	116.17	338,868	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2016 Heated Area: 2571 HX Base Yr 2016



87505 CREEKSIDE DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE	07/05/2007	JM	LAND DATE	04/08/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,370
TOTAL MARKET OB/XF VALUE		50,615
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		423,985
SOH/AGL Deduction		108,045
ASSESSED VALUE		315,940
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		264,529
TOTAL JUST VALUE		423,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632756	SWIM POOL	37,000	07/01/2016
M12285	MECH OTHER	0	12/01/2006
C18836	CO ISSUED	0	11/01/2006
B18836	NEW CONSTR	213,312	11/01/2006
E18405	ELEC OTHER	2,000	11/01/2006
P11747	OTHER	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2009/0693	10/15/2015	WD	Q	I	01	271,000
GRANTOR: TRUJILLO JON M & TAMM						
GRANTEE: LEWKUT KRISTY L						
1497/0719	5/07/2007	WD	Q	I		331,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TRUJILLO JON M & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 FOP=[YR=2007] N8 W30 S8 E30$ W38 S48 E9 FOP=[YR=2007] S4 E10 N4 W10$ E20 FGR=[YR=2007] S9 E21 N22 W6 N2 W7 S2W8 S13$ N13 E8 N2 E7 S2 E6 N35$ PTR=E15 FUS=[YR=2007] E3 N16 E15 S1 E3 S4 W3 S18 W10 S10 W8 N17$ 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 50,615

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