LOT 13
IN OR 2065/1483
CREEKSIDE #2 PB 7/32

HALL KENNETH R & MARTHA V
87499 CREEKSIDE DR
YULEE, FL 32097

2026

51-3N-27-0262-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

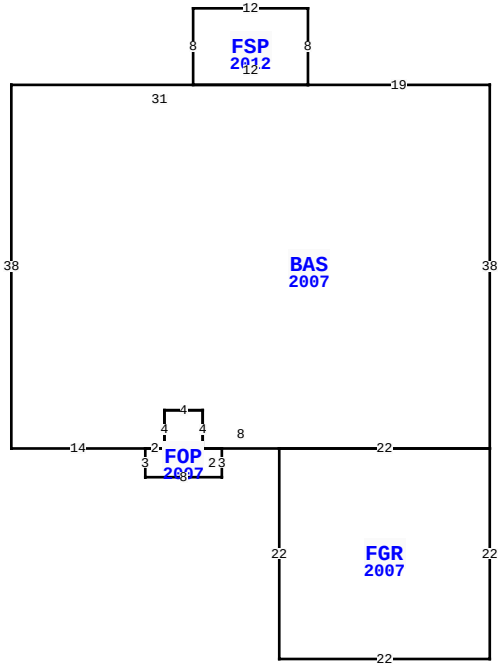
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,884	100	2007	1,884	198,779
FGR	484	55	2007	266	28,065
FOP	40	30	2007	12	1,266
FSP	96	40	2012	38	4,009
TOTALS	2,504			2,200	232,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,200	110.0001	115.50	254,100	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2017 Heated Area: 1884 HX Base Yr 2017



87499 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		232,120
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		298,900
SOH/AGL Deduction		96,784
ASSESSED VALUE		202,116
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,705
TOTAL JUST VALUE		298,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18468	ELEC OTHER	2,000	12/01/2006
M12318	MECH OTHER	0	12/01/2006
P11813	OTHER	0	12/01/2006
C19136	CO ISSUED	0	11/01/2006
B19136	NEW CONSTR	165,726	11/01/2006
R09930	REPAIR/RRF	2,800	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2065/1483	8/16/2016	WD	Q	I	01	178,000
GRANTOR: KUNKEL DEBORAH J ET A						
GRANTEE: HALL KENNETH R & MA						
1521/1299	8/27/2007	WD	Q	I		225,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DEVINE DARYL F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19 FSP=[YR=2012] N8 W12 S8 E12$ W31 S38 E14
FOP=[YR=2007] S3 E8 N3 W2 N4 W4 S4W2$ E2 N4E4 S4 E8
FGR=[YR=2007] S22 E22 N22 W22$ E22 N38$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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