LOT 16
CREEKSIDE #2 PB 7/32

MEDEIROS TAYLOR JAMES & EMILY KATE
87469 CREEKSIDE DR
YULEE, FL 32097

2026

51-3N-27-0262-0016-0000

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	13	LVT/LAMNT 100
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

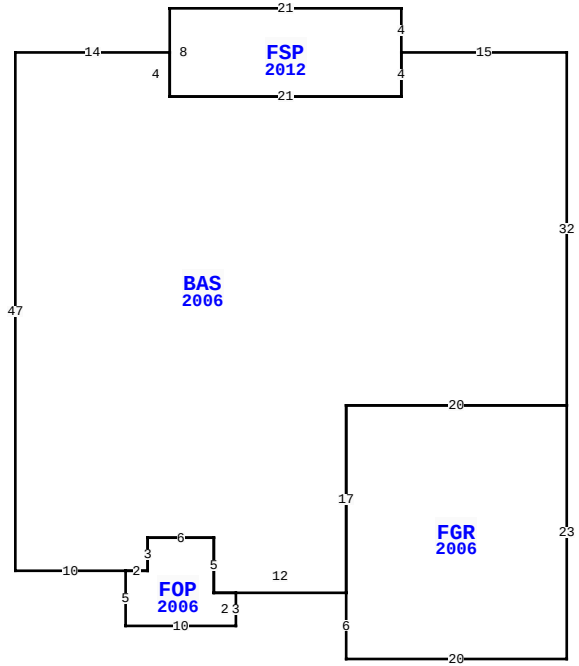
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4037.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	2006	1,972	212,107
FGR	460	55	2006	253	27,212
FOP	64	30	2006	19	2,043
FSP	168	40	2012	67	7,207
TOTALS	2,664			2,311	248,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,311	113.1900	118.85	274,662	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2026 Heated Area: 1972 HX Base Yr 2026



87469 CREEKSIDE DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE	10/30/2006	JM	LAND DATE	04/07/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,569
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		316,649
SOH/AGL Deduction		0
ASSESSED VALUE		316,649
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,238
TOTAL JUST VALUE		316,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11899	MECH OTHER	0	08/01/2006
B18134	NEW CONSTR	175,164	07/01/2006
E17660	TEMP POLE	2,000	07/01/2006
P11348	OTHER	0	07/01/2006
R09502	REPAIR/RRF	2,800	07/01/2006
C18134	CO ISSUED	175,164	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2839/754	12/19/2025	WD	Q	I	01	352,400
GRANTOR: GAHM ROGER LEE III &						
GRANTEE: MEDEIROS TAYLOR JAM						
1570/0377	6/05/2008	WD	Q	I		206,600
GRANTOR: ZETTEROWER WILLIAM &						
GRANTEE: GAHM ROGER LEE III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 FSP=[YR=2012] N4 W21 S8 E21 N4$ S4 W21 N4 W14 S47 E10 FOP=[YR=2006] S5 E10 N3 W2 N5 W6 S3 W2$ E2 N3 E6 S5 E12 FGR=[YR=2006] S6 E20 N23 W20 S17$ N17 E20 N32$.

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	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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