LOT 52
IN OR 1411/1976
CREEKSIDE #2 PB 7/32

BORGE JEFERSSON SIMON
87506 CREEKSIDE DRIVE
YULEE, FL 32097

2026

51-3N-27-0262-0052-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

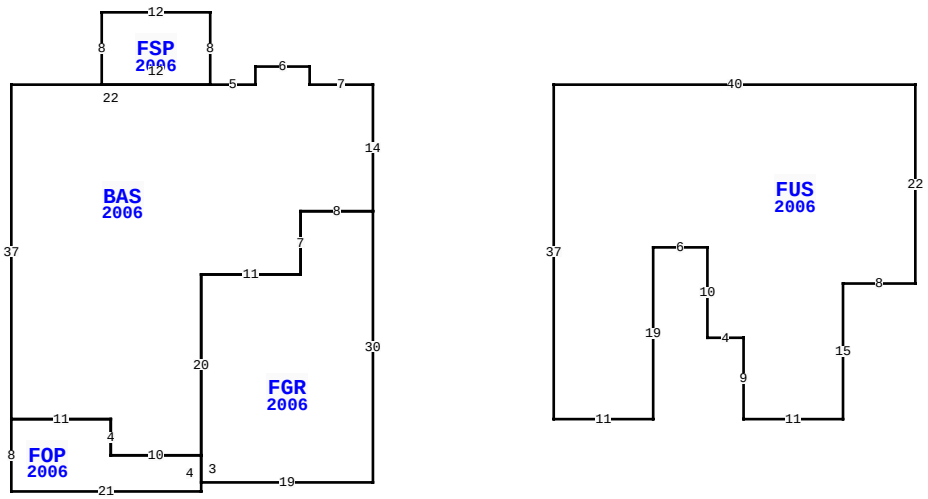
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,172	100	2006	1,172	125,614
FGR	493	55	2006	271	29,046
FOP	128	30	2006	38	4,073
FSP	96	40	2006	38	4,073
FUS	1,210	100	2006	1,210	129,687
TOTALS	3,099			2,729	292,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,729	112.7952	118.43	323,195	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2021 Heated Area: 2382 HX Base Yr 2021



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

87506 CREEKSIDE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,491
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		359,251
SOH/AGL Deduction		67,784
ASSESSED VALUE		291,467
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		240,056
TOTAL JUST VALUE		359,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16046	NEW CONSTR	175,294	02/07/2006
E15902	ELEC OTHER	2,000	10/01/2005
M10478	MECH OTHER	0	10/01/2005
P10063	OTHER	0	09/01/2005
R08212	REPAIR/RRF	2,800	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/0452	9/25/2020	WD	Q	I	01	250,000
GRANTOR: KRASS EDWARD J & DAWN						
GRANTEE: BORGE JEFERSSON SIM						
1411/1976	5/15/2006	WD	Q	I		300,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KRASS EDWARD J & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W7 N2 W6 S2 W5 FSP=[YR=2006] N8 W12 S8 E12$ W22 S37 FOP=[YR=2006] S8 E21 N4 W10 N4 W11$ E11 S4 E10 FGR=[YR=2006] S3 E19 N30 W8 S7 W11 S20$ N20 E11 N7 E8 N14$ PTR=[YR=2006] E20 FUS=[YR=2006] E40 S22 W8 S15 W11 N9 W4 N10 W6 S19 W11 N37$ W20$.

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	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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	000134	C	RES POND	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