

LOT 19
IN OR 2077/1545
CREEKSIDE #2 PB 7/32

SNYDER CAROLYN S
87026 BRANCH CREEK DR
YULEE, FL 32097

2023

51-3N-27-0262-0019-0000



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 70
Interior Floo	11	CLAY TILE 30
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4037.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100	1,885	223,522
FGR	426	55	234	27,748
FOP	158	30	47	5,574
FOP	189	30	57	6,759
FST	15	55	8	949
TOTALS	2,673		2,231	264,549

L N	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	0811	CONCRETE B	0 100	0	0	793.00	SF	5.20	5.20	100	2012	2012	3	94	3,876	
2	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	2012	2012	3	94	385	

LAND DESCRIPTION			TOTAL OB/XF 4,261													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,231	105.1099	124.82	278,473	2012	2012	0	0	0	5.00	95.00

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SNGL FAM - 100% - 2018

Heated Area: 1885

HX Base Yr 2018

The floor plan diagram illustrates a building layout with several labeled areas and their dimensions:

- BAS 2012**: The largest central area, with a width of 41 and a height of 45.
- FGR 2012**: A rectangular area on the left side, with a width of 12 and a height of 21.
- FOP 2012**: A rectangular area at the top, with a width of 21 and a height of 21.
- FST 2012**: A small rectangular area on the left side, with a width of 4 and a height of 3.

Other dimensions and labels include:

- Top horizontal dimension: 21
- Left vertical dimension: 24
- Right vertical dimension: 45
- Bottom horizontal dimension: 19
- Bottom vertical dimension: 5
- Bottom horizontal dimension: 12
- Bottom vertical dimension: 2
- Bottom horizontal dimension: 14
- Bottom vertical dimension: 12
- Bottom horizontal dimension: 7
- Bottom vertical dimension: 3
- Bottom horizontal dimension: 12
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,549
TOTAL MARKET OB/XF VALUE		4,261
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		343,810
SOH/AGL Deduction		148,735
ASSESSED VALUE		195,075
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		140,075
TOTAL JUST VALUE		343,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25638	CO ISSUED	0	06/05/2012
M16970	H/AC	0	03/01/2012
E24794	NEW CONSTR	0	02/01/2012
B25638	NEW CONSTR	218,229	02/01/2012
E24672	NEW CONSTR	0	02/01/2012
R10957	REPAIR/RRF	2,800	01/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2077/1545	10/13/2016	WD	Q	I	01	205,000
GRANTOR: STROBEL JUDY A						
GRANTEE: SNYDER FRANK D IV &						
1819/0866	10/05/2012	WD	Q	I	02	188,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STROBEL NORMAN J &						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2012] W11 FOP=[YR=2012] N9 W21 S9 E21\$ W41 S24 FGR=[YR=2012] S21 E19 FOP=[YR=2012] S5 E12 S2 E12 N7 W3 N2 W7 S2 W14\$ E2 N21 W12 FST=[YR=2012] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E21 S21 E12 N2 E7 S2 E12 N45\$.																