



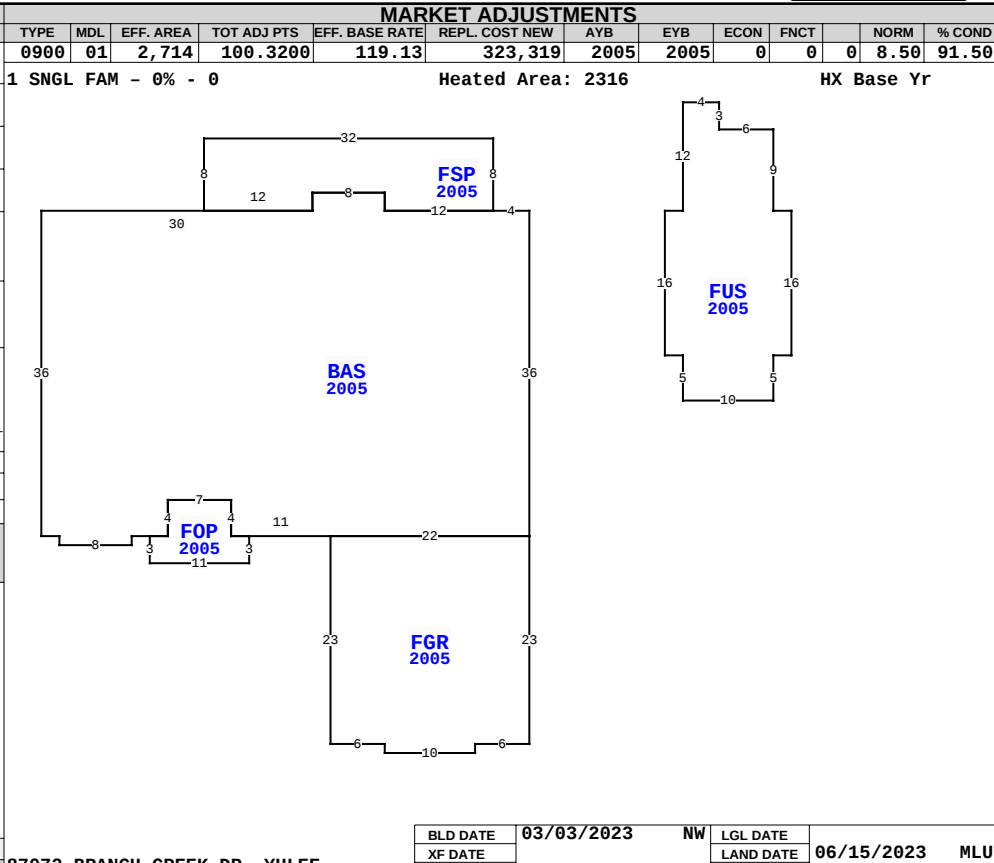
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,940	100	1,940	211,467
FGR	516	55	284	30,957
FOP	61	30	18	1,962
FSP	240	40	96	10,464
FUS	376	100	376	40,986
TOTALS	3,133		2,714	295,837

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	0	0	1,077.00	SF	4.00	4.00	100	2005	2005	3	87	3,748	

LAND DESCRIPTION			TOTAL OB/XF 6,898													
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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00



87072 BRANCH CREEK DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE 06/15/2023 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE	295,837			
TOTAL MARKET OB/XF VALUE	6,898			
TOTAL LAND VALUE - MARKET	75,000			
TOTAL MARKET VALUE	377,735			
SOH/AGL Deduction	77,222			
ASSESSED VALUE	300,513			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	300,513			
TOTAL JUST VALUE	377,735			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	273,194			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002692	REPAIR/RRF	23,000	02/17/2022
M09384	MECH OTHER	0	03/01/2005
E14365	ELEC OTHER	2,000	02/01/2005
P0508970	OTHER	0	02/01/2005
R047048	REPAIR/RRF	2,800	12/01/2004
B0414299	NEW CONSTR	183,927	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2483/0684	7/28/2021	WD	Q	I	01
GRANTOR: LASSITER JAMES J					SALE PRICE 316,000
GRANTEE: YOHEY CHRISTOPHER H					
1594/1491	11/25/2008	WD	Q	I	
GRANTOR: ROMICH SCOTT & JENNIF					
GRANTEE: LASSITER JAMES J					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2005] W4 FSP=[YR=2005] N8 W32 S8 E12 N2 E8 S2 E12\$ W12 N2 W8 S2 W30 S36 E2 S1 E8 N1 E2 FOP=[YR=2005] S3 E11 N3 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E11 FGR=[YR=2005] S23 E6 S1 E10 N1 E6 N23 W22\$ E22 N36\$ PTR=E15 FUS=[YR=2005] E2 N12 E4 S3 E6 S9 E2 S16 W2 S5 W10 N5 W2 N16\$ W15\$.															