

LOT 26
IN OR 2108/1992
CREEKSIDE #2 PB 7/32

JOHNSON ANGELA
87126 BRANCH CREEK DR
YULEE, FL 32097

2023

51-3N-27-0262-0026-0000



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 80
Interior Floo	08	SHT VINYL 20
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	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	1,866	100	1,866	204,976
FGR	462	55	254	27,902
FOP	108	30	32	3,515
FOP	118	30	35	3,845
STR	6	10	1	109
TOTALS	2,560		2,188	240,347

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006
2	0811	CONCRETE B	0 100	0	0	807.00	SF	5.20	5.20	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,188	100.5480	119.40	261,247	2006	2006	0	0	8.00	92.00
1 SNGL FAM - 100% - 2018 Heated Area: 1866 HX Base Yr 2018											
87126 BRANCH CREEK DR, YULEE											
BLD DATE 03/03/2023 NW LGL DATE 06/15/2023 MLU XF DATE 10/30/2006 JM LAND DATE INC DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		240,347	
TOTAL MARKET OB/XF VALUE		5,513	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		320,860	
SOH/AGL Deduction		136,204	
ASSESSED VALUE		184,656	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		129,656	
TOTAL JUST VALUE		320,860	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,203	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10775	MECH OTHER	0	12/01/2005
E15898	ELEC OTHER	2,000	10/01/2005
C16048	CO ISSUED	141,380	09/01/2005
P10062	OTHER	0	09/01/2005
R08214	REPAIR/RRF	2,800	09/01/2005
B16048	NEW CONSTR	141,380	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2108/1992	3/20/2017	WD	Q	I	02
GRANTOR: MCVEIGH TERRY ANNE & GRANTEE: JOHNSON MICHAEL & A					
1596/1802	12/11/2008	WD	U	I	07
GRANTOR: SEDA CONSTRUCTION COM GRANTEE: MCVEIGH TERRY ANNE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W22 FOP=[YR=2006] N3 STR=[YR=2012] E2 N3 W2 S3\$ N6 W12 S9 E12\$ W30 S45 E10 FOP=[YR=2006] S6 E11 N2 E10 N4 W13 N2 W6 S2 W2\$ E2 N2 E6 S2 E13 FGR=[YR=2006] E21 N22 W21 S22\$ N22 E21 N23\$.											