LOT 27
CREEKSIDE #2 PB 7/32

FARMER SAMANTHA N
87142 BRANCH CREEK DRIVE
YULEE, FL 32097

2023

51-3N-27-0262-0027-0000

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 60
Interior Floo	13	LVT/LAMNT 40
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	02	Quality Level 02

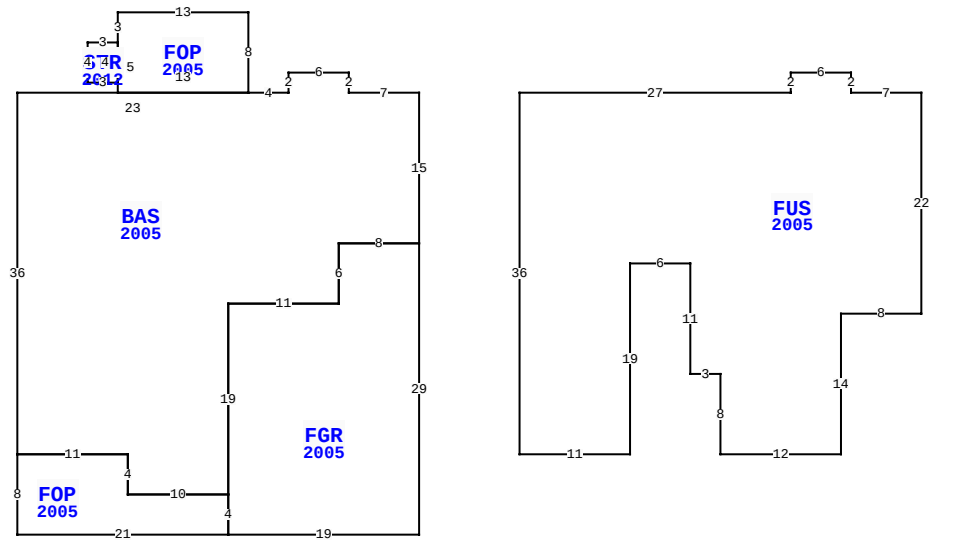
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,159	100	1,159	124,957
FGR	485	55	267	28,787
FOP	104	30	31	3,342
FOP	128	30	38	4,097
FUS	1,202	100	1,202	129,593
STR	12	10	1	108
TOTALS	3,090		2,698	290,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,698	99.2256	117.83	317,905	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2022 Heated Area: 2361 HX Base Yr 2022



87142 BRANCH CREEK DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,883
TOTAL MARKET OB/XF VALUE		4,940
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		370,823
SOH/AGL Deduction		94,342
ASSESSED VALUE		276,481
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,481
TOTAL JUST VALUE		370,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509926	H/AC	0	06/01/2005
P09111	OTHER	0	03/01/2005
E14360	ELEC OTHER	2,000	02/01/2005
R047013	REPAIR/RRF	2,800	12/01/2004
B0414256	NEW CONSTR	175,294	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/1329	9/14/2020	WD	Q	I	01	277,000
GRANTOR: WOLFE ANDREW B & LISA						
GRANTEE: FARMER SAMANTHA N						
1740/0807	5/19/2011	QC	U	I	11	100
GRANTOR: WOLFE ANDREW B & LASH						
GRANTEE: WOLFE ANDREW B & LI						

BUILDING NOTES

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	2005	2005	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	694.00	SF	5.20	5.20	100	2005	2005	3	87	3,140	

BUILDING DIMENSIONS

BAS=[YR=2005] W7N2W6S2W4FOP=[YR=2005] N8 W13S3 STR=[YR=2012] W3 S4 E3 N4$ S5 E13$ W23 S36 FOP=[YR=2005] S8 E21 N4 W10 N4 W11$ E11 S4 E10 FGR=[YR=2005] S4 E19 N29 W8 S6 W11 S19 $ N19 E11 N6 E8 N15$ PTR= E10 FUS=[YR=2005] S36 E11 N19 E6 S11 E3 S8 E12 N14 E8 N22 W7 N2 W6 S2 W27$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 4,940

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	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/09/2018 BY SBX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS