LOT 28
IN OR 1495/1248
CREEKSIDE #2 PB 7/32

BRAZIL CYNTHIA EVELYN
87156 BRANCH CREEK DRIVE
YULEE, FL 32097

2023

51-3N-27-0262-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

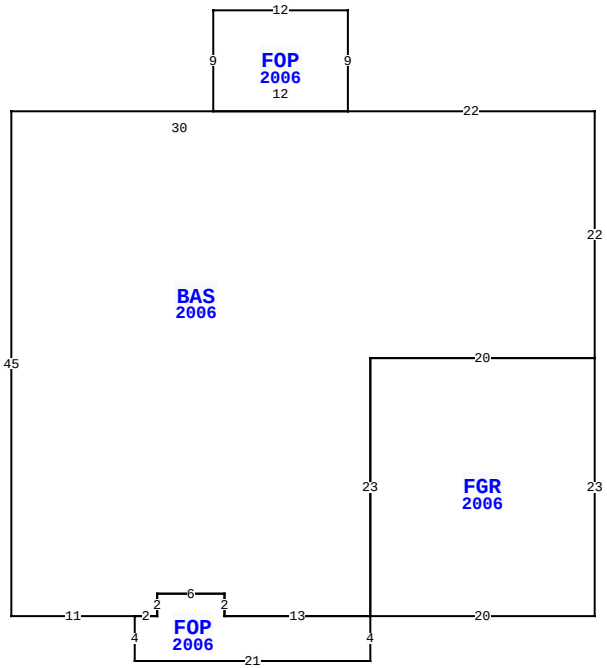
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,868	100	1,868	205,545
FGR	460	55	253	27,839
FOP	96	30	29	3,191
FOP	108	30	32	3,521
TOTALS	2,532		2,182	240,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,182	102.5031	121.72	265,593	2006	2006	0	0	0	9.60	90.40

1 SNGL FAM – 100% - 2008 Heated Area: 1868 HX Base Yr 2008



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE	10/30/2006	JM	LAND DATE 06/15/2023 MLU
INC DATE			AG DATE

87156 BRANCH CREEK DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,096
TOTAL MARKET OB/XF VALUE		5,160
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		320,256
SOH/AGL Deduction		161,328
ASSESSED VALUE		158,928
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,928
TOTAL JUST VALUE		320,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516814	CO ISSUED	141,230	10/01/2005
B0516814	NEW CONSTR	141,230	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/1248	4/30/2007	WD	Q	I		234,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRAZIL CYNTHIA EVEL						
1315/0679	5/05/2005	WD	U	V	19	120,000
GRANTOR: HOLLAND LAWRENCE J &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FOP=[YR=2006] N9 W12 S9 E12$ W30 S45 E11
FOP=[YR=2006] S4 E21 N4 W13 N2 W6 S2 W2$ E2 N2 E6 S2 E13
FGR=[YR=2006] E20 N23 W20 S23$ N23 E20 N22$.

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	91	1,820	
2	0811	CONCRETE B	0	100	0	0	730.00	SF	5.20	5.20	100	2006	2006	3	88	3,340	

LAND DESCRIPTION

TOTAL OB/XF 5,160

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