

CLIFT TIMOTHY B & CHARLENE E
87212 BRANCH CREEK DRIVE
YULEE, FL 32097

51-3N-27-0262-0033-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE					377,116			
TOTAL MARKET OB/XF VALUE					62,898			
TOTAL LAND VALUE - MARKET					75,000			
TOTAL MARKET VALUE					515,014			
SOH/AGL Deduction					245,586			
ASSESSED VALUE					269,428			
TOTAL EXEMPTION VALUE					HX HB		50,000	
BASE TAXABLE VALUE					219,428			
TOTAL JUST VALUE					515,014			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					383,767			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
B17471		SWIM POOL			60,000		03/01/2006	
B15793		NEW CONSTR			225,778		02/21/2006	
B15793		NEW CONSTR			225,778		02/21/2006	
M10479		MECH OTHER			0		10/01/2005	
E15562		ELEC OTHER			2,000		08/01/2005	
P09916		OTHER			0		08/01/2005	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/1401		3/14/2006		WD	Q	I		363,300
GRANTOR:SEDA CONSTRUCTION COM								
GRANTEE:CLIFT TIMOTHY B & C								
1323/1356		6/08/2005		WD	U	V	19	40,000
GRANTOR:HOLLAND LAWRENCE J &								
GRANTEE:SEDA CONSTRUCTION C								
BUILDING NOTES								
BUILDING DIMENSIONS								
FOP=[YR=2006] W23 BAS=[YR=2006] W37 S53 FGR=[YR=2006] S21 E4 S1 E15 N1 E4 N21 W23\$ E36 FOP=[YR=2006] S3 E11 N5 W2 N3 W7 S5 W2\$ E2 N5 E7 S3 E4 S1 E7 N1 E4 N39 W8 D7 L7 W8 N19\$S19 E8 R7 U7 E8 N12\$ PTR=[YR=2006] E20 FUS=[YR=2006] E2 N8 E5 N6 E4 S10 E3 S24 W14 N20\$ W20\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
75,000								
Common: 75,000 PRINTED 08/02/2023 BY SYS								