



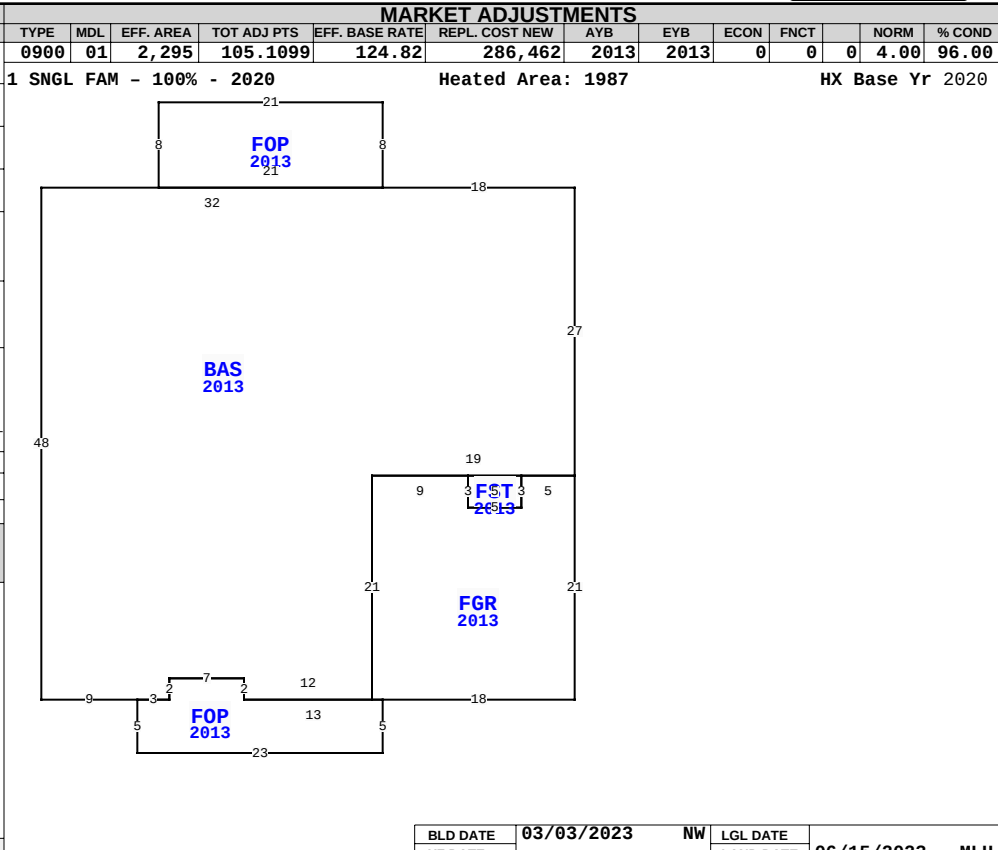
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,987	100	1,987	238,096
FGR	384	55	211	25,284
FOP	129	30	39	4,673
FOP	168	30	50	5,991
FST	15	55	8	959
TOTALS	2,683		2,295	275,004

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	747.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

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



87224 BRANCH CREEK DR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE 06/15/2023	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		275,004	
TOTAL MARKET OB/XF VALUE		5,981	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		355,985	
SOH/AGL Deduction		126,285	
ASSESSED VALUE		229,700	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		179,700	
TOTAL JUST VALUE		355,985	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,788	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327145	CO ISSUED	0	02/13/2014
E1326319	NEW CONSTR	0	07/01/2013
M1318540	FOR NEW SFR	0	07/01/2013
B1327145	NEW CONSTR	235,166	05/01/2013
1326170	WIRE SFR	0	05/01/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2319/0574	11/15/2019	WD	Q	I	01	272,000			
GRANTOR: BELL SUSAN F & DONALD									
GRANTEE: FALLIN JACK EDWARD									
1913/1262	3/18/2014	WD	U	I	11	100			
GRANTOR: ZOGHBY JANICE									
GRANTEE: BELL SUSAN F									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W18 FOP=[YR=2013] N8 W21 S8 E21\$ W32 S48 E9									
FOP=[YR=2013] S5 E23 N5 FGR=[YR=2013] E18 N21 W5									
FST=[YR=2013] W5 S3 E5 N3\$ S3 W5 N3 W9 S21 E1\$ W13 N2 W7 S2									
W3\$ E3 N2 E7 S2 E12 N21 E19 N27\$.									