

LOT 41
IN OR 1529/1114
CREEKSIDE #2 PB 7/32

HAMM JONATHAN R & STACEY D
87167 BRANCH CREEK DRIVE
YULEE, FL 32097

2023

51-3N-27-0262-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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	2,141	100	2,141	230,539
FGR	420	55	231	24,874
FOP	63	30	19	2,045
PTO	190	5	10	1,077
TOTALS	2,814		2,401	258,535

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	100	2007
2	0811	CONCRETE B	0	100	0	0		922.00	SF 5.20	100	2007
3	0810	CONCRETE A	0	100	29	3		87.00	SF 6.50	100	2007

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	000134	C	SFR POND	100		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	2,401	97.6619	115.97	278,444	2007	2007	0	0	7.15	92.85
1 SNGL FAM - 100% - 2008 Heated Area: 2141 HX Base Yr 2008											
87167 BRANCH CREEK DR, YULEE											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,535	
TOTAL MARKET OB/XF VALUE		6,610	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		340,145	
SOH/AGL Deduction		170,263	
ASSESSED VALUE		169,882	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		119,882	
TOTAL JUST VALUE		340,145	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,743	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12911	MECH OTHER	0	05/01/2007
E19060	ELEC OTHER	2,000	04/01/2007
P12294	OTHER	0	04/01/2007
C19538	CO ISSUED	187,638	03/01/2007
R10141	REPAIR/RRF	2,800	03/01/2007
B19538	NEW CONSTR	187,638	03/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1529/1114	10/09/2007	WD Q	I		
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: HAMM JONATHAN R & S					
1366/0488	11/10/2005	WD U	V	19	
GRANTOR: HOLLAND LAWRENCE J &					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W14 PTO=[YR=2007] N5 W22 S5 E1 S4 E20 N4 E1\$ W1 S4 W20 N4 W15 S46 E11 FOP=[YR=2007] S6 E9 N3 W1 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2007] S13 E20 N21 W20 S8\$ N8 E20 N41\$.											