LOT 42
IN OR 1875/463
CREEKSIDE #2 PB 7/32

FRAZIER SHELLY L/FRAZIER ALBERT L JR
87147 BRANCH CREEK DR
YULEE, FL 32097

2023

51-3N-27-0262-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

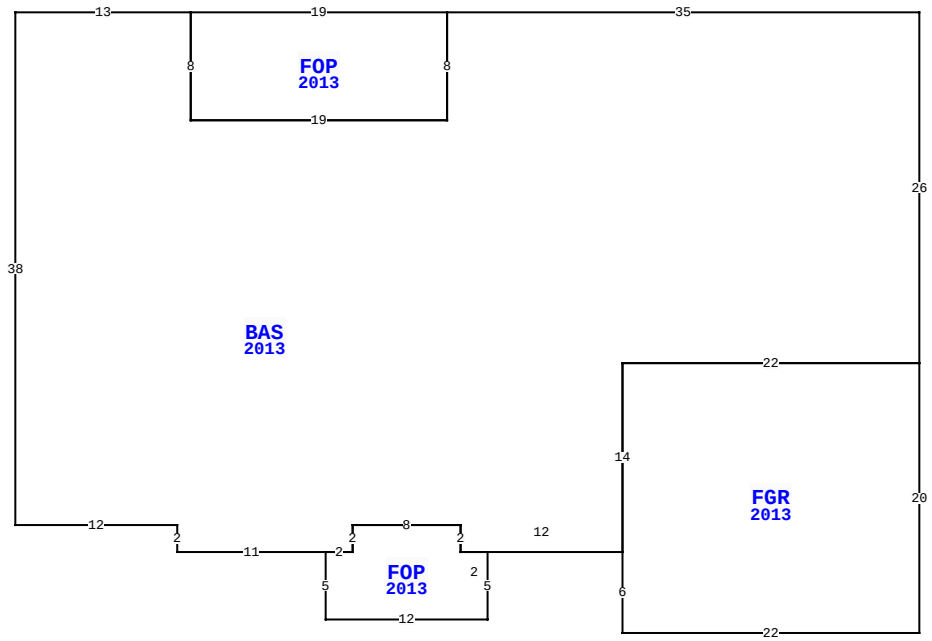
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4037.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2,180	258,837
FGR	440	55	242	28,734
FOP	76	30	23	2,731
FOP	152	30	46	5,461
TOTALS	2,848		2,491	295,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,491	104.1504	123.68	308,087	2013	2013	0	0	0	4.00	96.00

1 SNGL FAM – 50% - 2015 Heated Area: 2180 HX Base Yr 2015



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

87147 BRANCH CREEK DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,764
TOTAL MARKET OB/XF VALUE		3,849
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		374,613
SOH/AGL Deduction		126,274
ASSESSED VALUE		248,339
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		198,339
TOTAL JUST VALUE		374,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326892	CO ISSUED	0	08/08/2013
E1326082	NEW CONSTR	44	04/01/2013
M1318168	H/AC	44	04/01/2013
B1326892	SFR	250,543	02/01/2013
R10960	REPAIR/RRF	2,800	01/01/2008
B20943	NEW CONSTR	184,734	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1875/0463	8/19/2013	WD	Q	I	02	219,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FRAZIER SHELLY L &						
1366/0488	11/10/2005	WD	U	V	19	760,000
GRANTOR: HOLLAND LAWRENCE J &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W35 FOP=[YR=2013] W19 S8 E19 N8$ S8 W19 N8 W13 S38 E12 S2 E11 FOP=[YR=2013] S5 E12 N5 W2 N2 W8 S2 W2$ E2 N2 E8 S2 E12 FGR=[YR=2013] S6 E22 N20 W22 S14$ N14 E22 N26$.

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	0810	CONCRETE A	0	50	24	3	72.00	SF	6.50	6.50	100	2013	2013	3	95	445	
2	0811	CONCRETE B	0	50	0	0	689.00	SF	5.20	5.20	100	2013	2013	3	95	3,404	

LAND DESCRIPTION

TOTAL OB/XF 3,849

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	000134	C	SFR POND	50	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 07/05/2018 BY SBX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS