

LOT 44
IN OR 1980/379
CREEKSIDE #2 PB 7/32

MILLER CHRISTOPHER P & CATHERINE L
87105 BRANCH CREEK DR
YULEE, FL 32097

2023

51-3N-27-0262-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
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	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2	2. 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	1,339	100	1,339	140,031
FGR	441	55	243	25,413
FOP	40	30	12	1,255
FSP	147	40	59	6,171
FUS	1,336	100	1,336	139,717

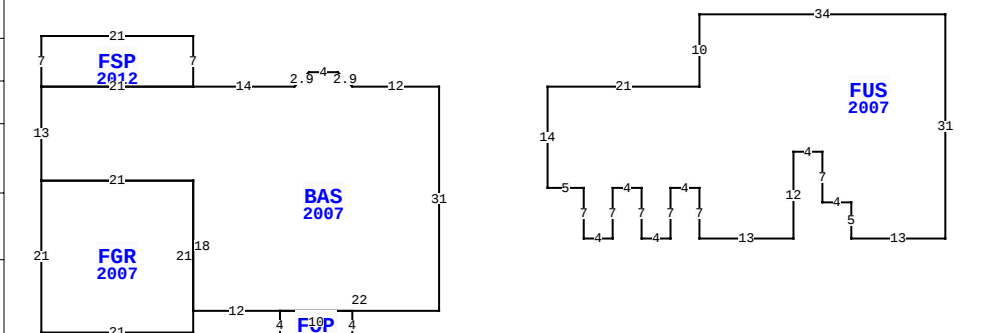
TOTALS	3,303		2,989	312,585
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 5,250.00	5,250.00
2	0812	CONCRETE C	0	100	0	0	1,386.00	SF 4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE 07/05/2018 BY SBX

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,989	98.7658	117.28	350,550	2007	2007	0	0
1 SNGL FAM - 100% - 2016 Heated Area: 2675 HX Base Yr 2016									



87105 BRANCH CREEK DR, YULEE

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	5,250.00	5,250.00	100	2007	2007	3	92	4,830	
1,386.00	SF	4.00	4.00	100	2007	2007	3	89	4,934	

TOTAL OB/XF									
9,764									

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					312,585				
TOTAL MARKET OB/XF VALUE					9,764				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					397,349				
SOH/AGL Deduction					160,060				
ASSESSED VALUE					237,289				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					187,289				
TOTAL JUST VALUE					397,349				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					290,378				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12002	MECH OTHER	0	09/01/2006
C18307	CO ISSUED	0	08/01/2006
B18307	NEW CONSTR	212,652	08/01/2006
E17882	ELEC OTHER	2,000	08/01/2006
P11426	OTHER	0	08/01/2006
R09578	REPAIR/RRF	2,800	08/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1980/0379	5/11/2015	WD	Q	I	01	252,000	
GRANTOR: OLIVER CHRISTOPHER S							
GRANTEE: MILLER CHRISTOPHER							
1728/0008	2/04/2011	WD	U	I	11	182,800	
GRANTOR: PITT JENNIFER L							
GRANTEE: OLIVER CHRISTOPHER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W12 L2 U2 W4 D2 L2 W14 FSP=[YR=2012] N7 W21 S7 E21\$ W21 S13 FGR=[YR=2007] S21 E21 N21 W21\$ E21 S18 E12 FOP=[YR=2007] S4 E10 N4 W10\$ E22 N31\$ PTR=E15 FUS=[YR=2007] E21 N10 E34 S31 W13 N5 W4 N7 W4 S12 W13 N7 W4 S7 W4 N7 W4 S7 W4 N7 W5 N14\$ W15\$.									