

LOT 45
IN OR 2238/1621
CREEKSIDE #2 PB 7/32

DILL MEGAN O
87085 BRANCH CREEK DR
YULEE, FL 32097

2023

51-3N-27-0262-0045-0000



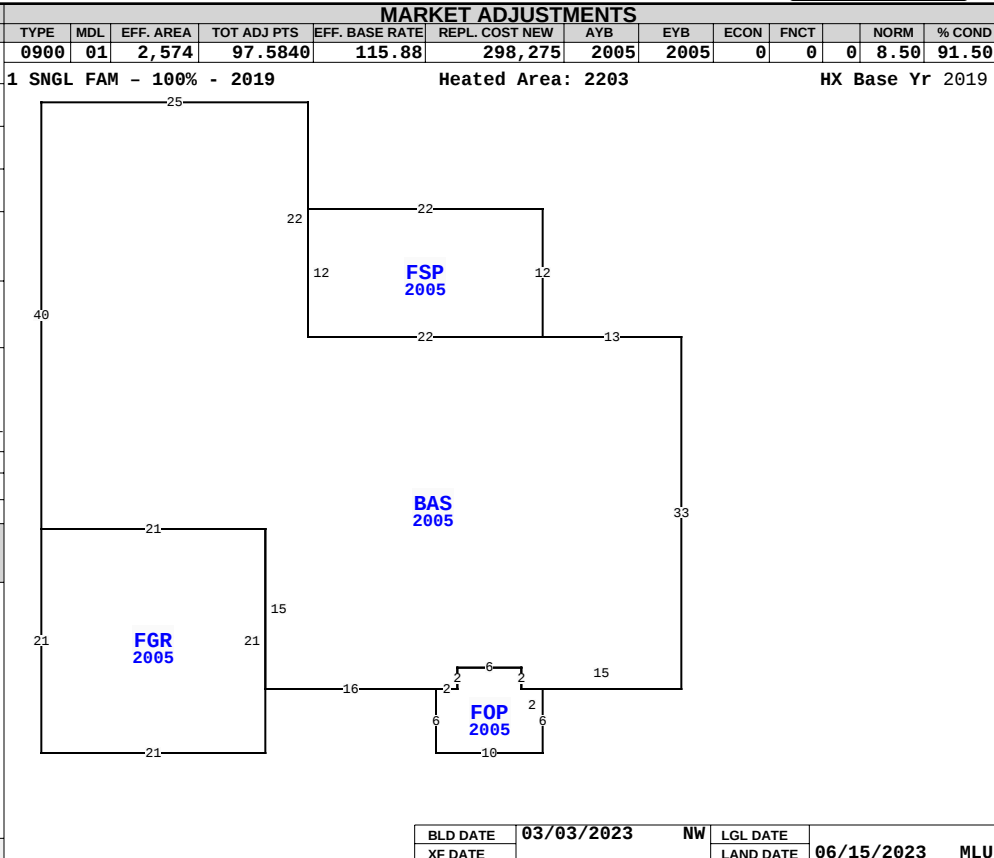
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,203	100	2,203	233,585
FGR	441	55	243	25,765
FOP	72	30	22	2,332
FSP	264	40	106	11,239
TOTALS	2,980		2,574	272,922

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	745.00	SF	5.20	5.20	

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



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		272,922	
TOTAL MARKET OB/XF VALUE		6,520	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		354,442	
SOH/AGL Deduction		124,072	
ASSESSED VALUE		230,370	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		180,370	
TOTAL JUST VALUE		354,442	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,538	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09483	MECH OTHER	0	03/01/2005
E14362	ELEC OTHER	2,000	02/01/2005
P0508968	OTHER	0	02/01/2005
R047016	REPAIR/RRF	2,800	12/01/2004
B0414259	NEW CONSTR	161,976	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2238/1621	11/21/2018	WD	Q	I	01	222,000	
GRANTOR: SOWARD CARL A & JAMIE							
GRANTEE: DILL MEGAN O							
1337/1288	8/01/2005	WD	Q	I		216,300	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: SOWARD CARL A & JAM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W13 FSP=[YR=2005] N12 W22 S12 E22\$ W22 N22 W25 S40 FGR=[YR=2005] S21 E21 N21 W21\$ E21 S15 E16 FOP=[YR=2005] S6 E10 N6 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E15 N33\$.									