

LOT 48
IN OR 2113/1904
CREEKSIDE #2 PB 7/32

KREMIN JON E & ELAINE G
87039 BRANCH CREEK DRIVE
YULEE, FL 32097

2023

51-3N-27-0262-0048-0000



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 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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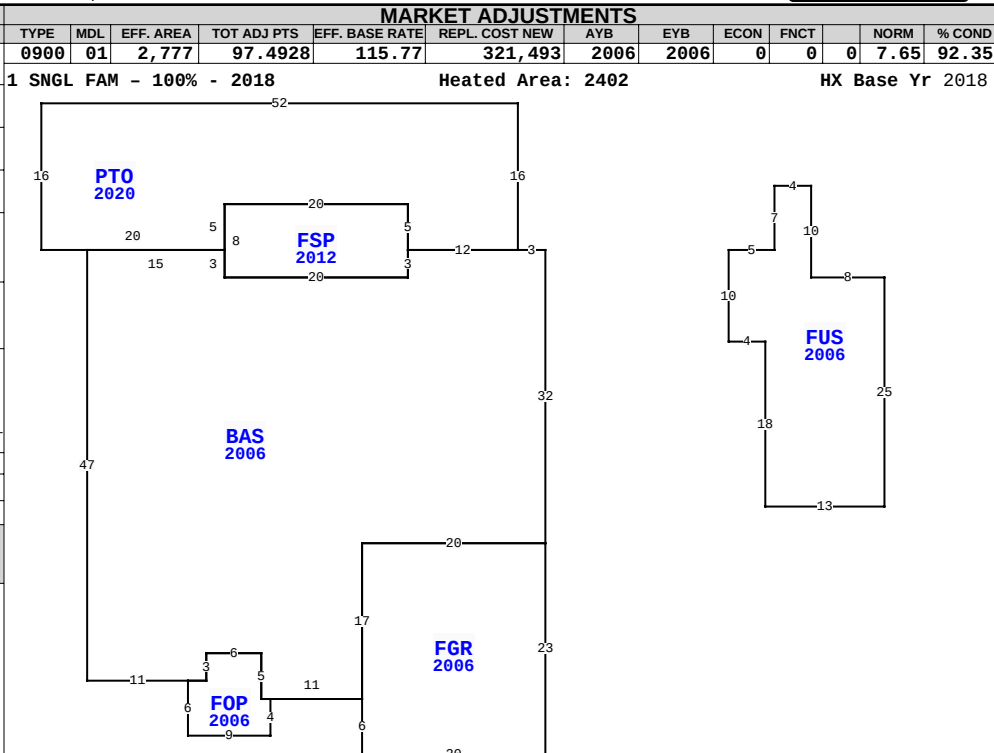
NEIGHBORHOOD/LOC	4037.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	1,994	213,185
FGR	460	55	253	27,049
FOP	70	30	21	2,245
FSP	160	40	64	6,842
FUS	408	100	408	43,621
PTO	732	5	37	3,955

TOTALS	3,824	2,777	296,899
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0 100	0	0	723.00	SF	5.20	
3	0911	SCRN RM A	0 100	16	41	656.00	SF	17.50	

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



87039 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									
15,804									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		296,899	
TOTAL MARKET OB/XF VALUE		15,804	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		387,703	
SOH/AGL Deduction		203,303	
ASSESSED VALUE		184,400	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		134,400	
TOTAL JUST VALUE		387,703	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,120	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B199305	SCRN ENCL	9,050	11/07/2019
M10896	MECH OTHER	0	01/01/2006
E16369	ELEC OTHER	2,000	12/01/2005
P10431	OTHER	0	12/01/2005
B16579	CO ISSUED	171,151	11/01/2005
R08564	REPAIR/RRF	2,800	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2113/1904	4/14/2017	WD Q	I	01	
GRANTOR: MCNIEL HERBERT ED & K					
GRANTEE: KREMIN JON EDWARD &					
1468/1590	1/02/2007	WD U	I	21	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: MCNIEL HERBERT ED &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2006] W3 PTO=[YR=2020] N16 W52 S16 E20 N5 E20 S5 E12\$ W12 FSP=[YR=2012] N5 W20 S8 E20 N3\$ S3 W20 N3 W15 S47 E11 FOP=[YR=2006] S6 E9 N4 W1 N5 W6 S3 W2\$ E2 N3 E6 S5 E11 FGR=[YR=2006] S6E20 N23 W20 S17\$ N17 E20 N32\$ PTR=[YR=2006] E20 FUS=[YR=2006] E5 N7 E4 S10 E8 S25 W13 N18 W4 N10\$ W20\$.					