LOT 21
CREEKSIDE #2 PB 7/32

STANLAND ERIK N
87058 BRANCH CREEK DRIVE
YULEE, FL 32097

2024

51-3N-27-0262-0021-0000

BUILDING CHARACTERISTICS

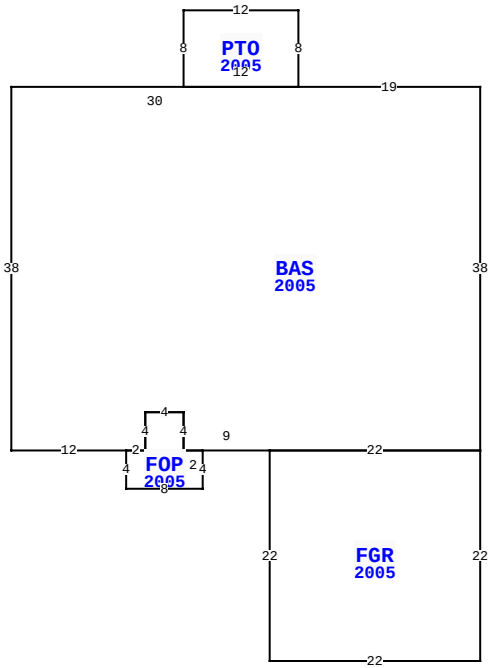
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,846	100	1,846	218,944
FGR	484	55	266	31,549
FOP	48	30	14	1,661
PTO	96	5	5	593
TOTALS	2,474		2,131	252,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,131	101.4790	126.85	270,317	2005	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2021 Heated Area: 1846 HX Base Yr 2021



87058 BRANCH CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,746
TOTAL MARKET OB/XF VALUE		7,323
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		335,069
SOH/AGL Deduction		108,245
ASSESSED VALUE		226,824
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		171,824
TOTAL JUST VALUE		335,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004166	REPAIR/RRF	11,500	06/02/2020
M10029	MECH OTHER	0	07/01/2005
R0507720	REPAIR/RRF	2,800	06/01/2005
E0515168	ELEC OTHER	2,000	06/01/2005
P0509591	OTHER	0	06/01/2005
B0515351	NEW CONSTR	140,241	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/1423	6/15/2020	WD	Q	I	01	242,000
GRANTOR: JONES OWEN P & MICHEL						
GRANTEE: STANLAND ERIK N						
1361/0022	10/24/2005	WD	Q	I		200,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JONES OWEN P & MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 PTO=[YR=2005] N8 W12 S8 E12$ W30 S38 E12
FOP=[YR=2005] S4 E8 N4 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E9
FGR=[YR=2005] S22 E22 N22 W22$ E22 N38$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	941.00	SF	5.20	5.20	100	2005	2005	3	86	4,208	

LAND DESCRIPTION

TOTAL OB/XF 7,323

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	000100	C	SFR	100	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 12/15/2020 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS