



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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.	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	1,940	100	1,940	221,381
FGR	516	55	284	32,409
FOP	61	30	18	2,054
FSP	240	40	96	10,955
FUS	376	100	376	42,907
TOTALS	3,133		2,714	309,706

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0812	CONCRETE C	0	0	0	1,077.00	SF	4.00	4.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,714	100.3200	125.40	340,336	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 0% - 0 Heated Area: 2316 HX Base Yr											
87072 BRANCH CREEK DR, YULEE											

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

TOTAL OB/XF											
6,820											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		309,706	
TOTAL MARKET OB/XF VALUE		6,820	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		391,526	
SOH/AGL Deduction		60,962	
ASSESSED VALUE		330,564	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		330,564	
TOTAL JUST VALUE		391,526	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		377,735	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002692	REPAIR/RRF	23,000	02/17/2022
M09384	MECH OTHER	0	03/01/2005
E14365	ELEC OTHER	2,000	02/01/2005
P0508970	OTHER	0	02/01/2005
R047048	REPAIR/RRF	2,800	12/01/2004
B0414299	NEW CONSTR	183,927	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2483/0684	7/28/2021	WD	Q	I	01
GRANTOR: LASSITER JAMES J					
GRANTEE: YOHEY CHRISTOPHER H					
1594/1491	11/25/2008	WD	Q	I	
GRANTOR: ROMICH SCOTT & JENNIF					
GRANTEE: LASSITER JAMES J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W4 FSP=[YR=2005] N8 W32 S8 E12 N2 E8 S2 E12\$ W12 N2 W8 S2 W30 S36 E2 S1 E8 N1 E2 FOP=[YR=2005] S3 E11 N3 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E11 FGR=[YR=2005] S23 E6 S1 E10 N1 E6 N23 W22\$ E22 N36\$ PTR=E15 FUS=[YR=2005] E2 N12 E4 S3 E6 S9 E2 S16 W2 S5 W10 N5 W2 N16\$ W15\$.											