



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		3 100
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
BAS	2,006	100
FGR	420	55
FOP	96	30
FOP	100	30
TOTALS	2,622	2,296

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,296	112.6510	140.81	323,300	2005	2005	0	0	16.00	84.00	
1 SNGL FAM - 0% - 0 Heated Area: 2006 HX Base Yr												
BLD DATE	03/03/2023						NW	LGL DATE				
XF DATE								LAND DATE	06/15/2023			
INC DATE								AG DATE	MLU			

87100 BRANCH CREEK DR, YULEE

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	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0811	CONCRETE B	0	0	0	0	634.00	SF	5.20	5.20	100	2005

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2005	3	89	3,115	
2005	3	86	2,835	

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

TOTAL OB/XF 5,950

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		271,572	
TOTAL MARKET OB/XF VALUE		5,950	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		352,522	
SOH/AGL Deduction		60,123	
ASSESSED VALUE		292,399	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		292,399	
TOTAL JUST VALUE		352,522	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09379	MECH OTHER	0	03/01/2005
P0508965	OTHER	0	02/01/2005
E0414009	ELEC OTHER	2,000	12/01/2004
R046926	REPAIR/RRF	2,800	12/01/2004
B0414147	NEW CONSTR	141,220	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2450/1379	2/02/2021	QC	U	I	11	100
GRANTOR: DOAN REBECCA A						
GRANTEE: DARBY WILLIAM L						
2146/0377	9/15/2017	WD	Q	I	01	216,500
GRANTOR: NALLE DAVID & DEBORAH						
GRANTEE: DOAN REBECCA A & WI						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2005] W23 FOP=[YR=2005] N8 W12 S8 E12\$ W30 S46 E11 FOP=[YR=2005] S4 E22 N4 W14 N2 W6 S2 W2\$ E2 N2 E6 S2 E14 FGR=[YR=2005] E20 N21 W20 S21\$ N21 E20 N25\$.												