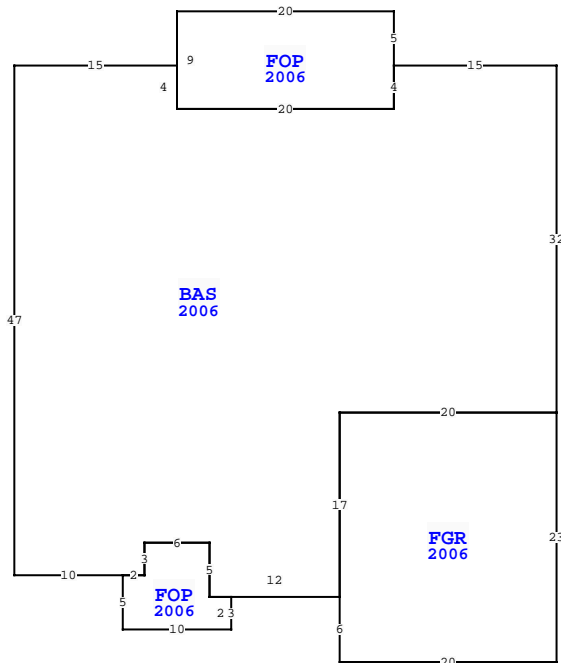


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,302	100.5480	125.68	289,315	2006	2006	0	0	8.50	91.50		
1 SNGL FAM - 0% - 0 Heated Area: 1976 HX Base Yr													



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	1,976	100	1,976	227,235
FGR	460	55	253	29,094
FOP	64	30	19	2,185
FOP	180	30	54	6,210
TOTALS	2,680		2,302	264,723

87112 BRANCH CREEK DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE	10/30/2006	JM	LAND DATE	06/15/2023
INC DATE			AG DATE	MLU

EXTRA FEATURES																
L N	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	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0811	CONCRETE B	0	0	0	724.00	SF	5.20	5.20	100	2006	2006	3	87	3,275	

TOTAL OB/XF 6,425

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	264,723		
TOTAL MARKET OB/XF VALUE	6,425		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	346,148		
SOH/AGL Deduction	63,616		
ASSESSED VALUE	282,532		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	282,532		
TOTAL JUST VALUE	346,148		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	334,368		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10894	MECH OTHER	0	01/01/2006
C16537	CO ISSUED	147,998	11/01/2005
B16537	NEW CONSTR	147,998	11/01/2005
E16161	ELEC OTHER	2,000	11/01/2005
P10343	OTHER	0	11/01/2005
R08542	REPAIR/RRF	2,800	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/1955	5/12/2020	WD	U	I	11	100
GRANTOR: MABERTO ELISE M						
GRANTEE: MABERTO ELISE M REV						
1773/0709	12/23/2011	WD	U	I	38	141,200
GRANTOR: FLEMMONS BRAD J & JAN						
GRANTEE: MABERTO ELISE M						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] W15 FOP=[YR=2006] N5 W20 S9 E20 N4\$ S4 W20 N4 W15 S47 E10 FOP=[YR=2006] S5 E10 N3 W2 N5 W6 S3 W2\$ E2 N3 E6 S5 E12 FGR=[YR=2006] S6 E20 N23 W20 S17\$ N17 E20 N32\$.