

LOT 32
IN OR 1446/1932
CREEKSIDE #2 PB 7/32

BARNA JOYCE A/BARNA MICHAEL W
87204 BRANCH CREEK DRIVE
YULEE, FL 32097

2024

51-3N-27-0262-0032-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	2,566	100	2,566	295,599
FEP	160	80	128	14,745
FEP	224	80	179	20,620
FGR	513	55	282	32,486
FOP	36	30	11	1,267
FUS	450	100	450	51,839

TOTALS	3,949		3,616	416,557
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EXTRA FEATURES	
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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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2006	2006	3	90	1,800
2	0812	CONCRETE C	0	100	0	0		1,130.00	SF 4.00	4.00	100	2006	2006	3	87	3,932
3	0819	CONC 12"	0	100	16	13		208.00	SF 9.50	9.50	100	2007	2007	3	88	1,739
4	0810	CONCRETE A	0	100	0	0		16.00	SF 6.50	6.50	100	2007	2007	3	88	92

LAND DESCRIPTION			TOTAL OB/XF 7,563													
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
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,616	100.7190	125.90	455,254	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM - 100% - 2019

Heated Area: 3016

HX Base Yr 2019

The diagram shows a floor plan with the following rooms and dimensions:

- FEP 2012** (top left): 32' x 5' (top), 5' x 4' (left), 4' x 5.7' (bottom), 5.7' x 20' (right).
- FEP 2012** (middle left): 5.7' x 20' (bottom), 20' x 5.7' (right), 5.7' x 11' (right).
- BAS 2006** (center): 53' x 55' (left and right), 10' x 19' (bottom left), 15' x 6' (bottom right), 25' x 23' (bottom).
- FUS 2006** (top right): 12' x 17' (top), 17' x 29' (right), 29' x 7' (bottom right), 7' x 6' (bottom), 6' x 9' (bottom left), 9' x 18' (left), 18' x 4' (left).
- FGR 2006** (bottom center): 25' x 23' (left and right), 23' x 21' (bottom), 21' x 15' (top), 15' x 6' (top).
- FEP 2006** (bottom left): 10' x 19' (top), 19' x 4' (right), 4' x 4' (right), 4' x 4' (left).