

LOT 33  
IN OR 1395/1401  
CREEKSIDE #2 PB 7/32

CLIFT TIMOTHY B & CHARLENE E  
87212 BRANCH CREEK DRIVE  
YULEE, FL 32097

2024

51-3N-27-0262-0033-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 90  |
| Exterior Wall            | 21  | STONE 10       |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 14  | CARPET 80      |
| Interior Floo            | 11  | CLAY TILE 20   |
| 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 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4037.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,766            | 100         | 2,766        | 306,997              |
| FGR       | 498              | 55          | 274          | 30,411               |
| FOP       | 72               | 30          | 22           | 2,442                |
| FOP       | 357              | 30          | 107          | 11,876               |
| FUS       | 388              | 100         | 388          | 43,064               |

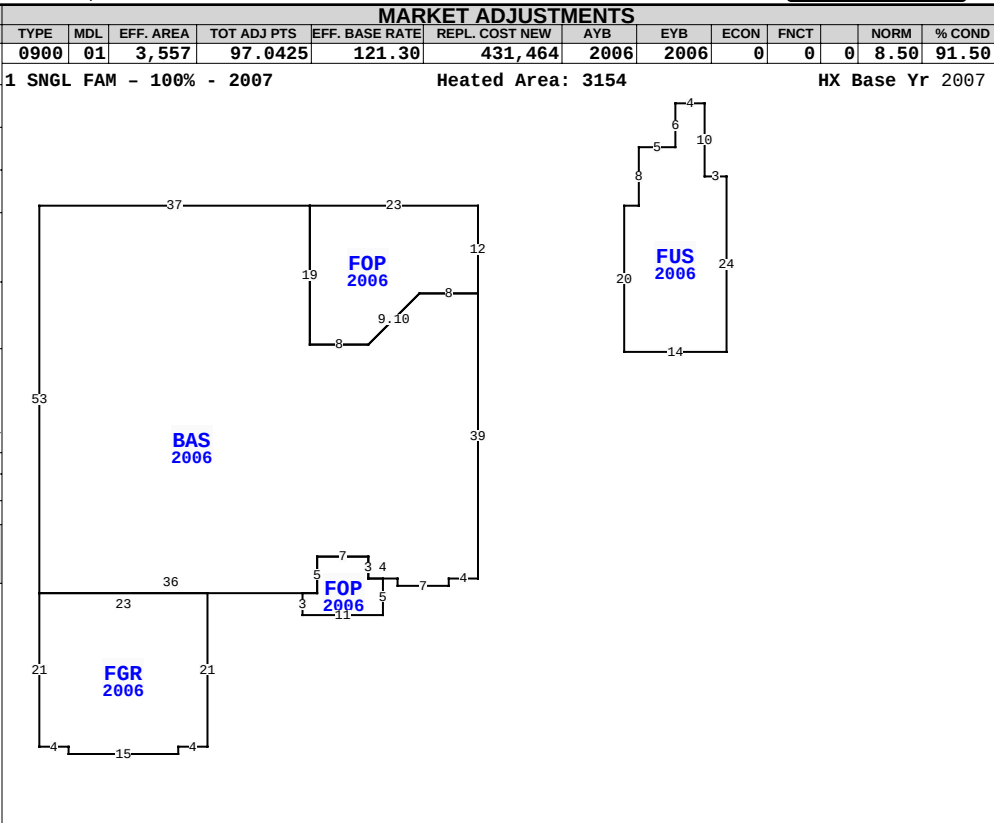
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,081 |  | 3,557 | 394,790 |
|--------|-------|--|-------|---------|

#### EXTRA FEATURES

| N  | OB/CF CODE | DESCRIPTION | BLD | CAP | L | W |  |
|----|------------|-------------|-----|-----|---|---|--|
| 1  | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 |  |
| 2  | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 |  |
| 3  | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 |  |
| 4  | 0830       | FLAGSTONE   | 0   | 100 | 0 | 0 |  |
| 5  | 0885       | WATERSCAPE  | 0   | 100 | 0 | 0 |  |
| 6  | 1129       | STONE 8"    | 0   | 100 | 0 | 0 |  |
| 7  | 0875       | HOT TUB     | 0   | 100 | 0 | 0 |  |
| 8  | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 |  |
| 9  | 0871       | POOL HTR R  | 0   | 100 | 0 | 0 |  |
| 10 | 1129       | STONE 8"    | 0   | 100 | 0 | 0 |  |

#### 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   | 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      | 75,000     |                             |      |         |      |     |    |        |



87212 BRANCH CREEK DR, YULEE

|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 03/03/2023 | NW | LGL DATE  |            |
| XF DATE  | 10/31/2006 | JM | LAND DATE | 06/15/2023 |
| INC DATE |            |    | AG DATE   | MLU        |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 4 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 4 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 394,790     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 59,386      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 75,000      |   |
| TOTAL MARKET VALUE        |  |              |  | 529,176     |   |
| SOH/AGL Deduction         |  |              |  | 251,665     |   |
| ASSESSED VALUE            |  |              |  | 277,511     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 50,000      |   |
| BASE TAXABLE VALUE        |  |              |  | 227,511     |   |
| TOTAL JUST VALUE          |  |              |  | 529,176     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 515,014     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B17471     | SWIM POOL   | 60,000  | 03/01/2006 |
| B15793     | NEW CONSTR  | 225,778 | 02/21/2006 |
| B15793     | NEW CONSTR  | 225,778 | 02/21/2006 |
| M10479     | MECH OTHER  | 0       | 10/01/2005 |
| E15562     | ELEC OTHER  | 2,000   | 08/01/2005 |
| P09916     | OTHER       | 0       | 08/01/2005 |

| SALES DATA                     |           |           |     |     |            |
|--------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 1395/1401                      | 3/14/2006 | WD        | Q   | I   |            |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |     |     | SALE PRICE |
| GRANTEE: CLIFT TIMOTHY B & C   |           |           |     |     | 363,300    |
| 1323/1356                      | 6/08/2005 | WD        | U   | V   | 19         |
| GRANTOR: HOLLAND LAWRENCE J &  |           |           |     |     | 40,000     |
| GRANTEE: SEDA CONSTRUCTION C   |           |           |     |     |            |

#### BUILDING NOTES

#### BUILDING DIMENSIONS

FOP=[YR=2006] W23 BAS=[YR=2006] W37 S53 FGR=[YR=2006] S21 E4 S1 E15 N1 E4 N21 W23\$ E36 FOP=[YR=2006] S3 E11 N5 W2 N3 W7 S5 W2\$ E2 N5 E7 S3 E4 S1 E7 N1 E4 N39 W8 D7 L7 W8 N19\$S19 E8 R7 U7 E8 N12\$ PTR=[YR=2006] E20 FUS=[YR=2006] E2 N8 E5 N6 E4 S10 E3 S24 W14 N20\$ W20\$ .