



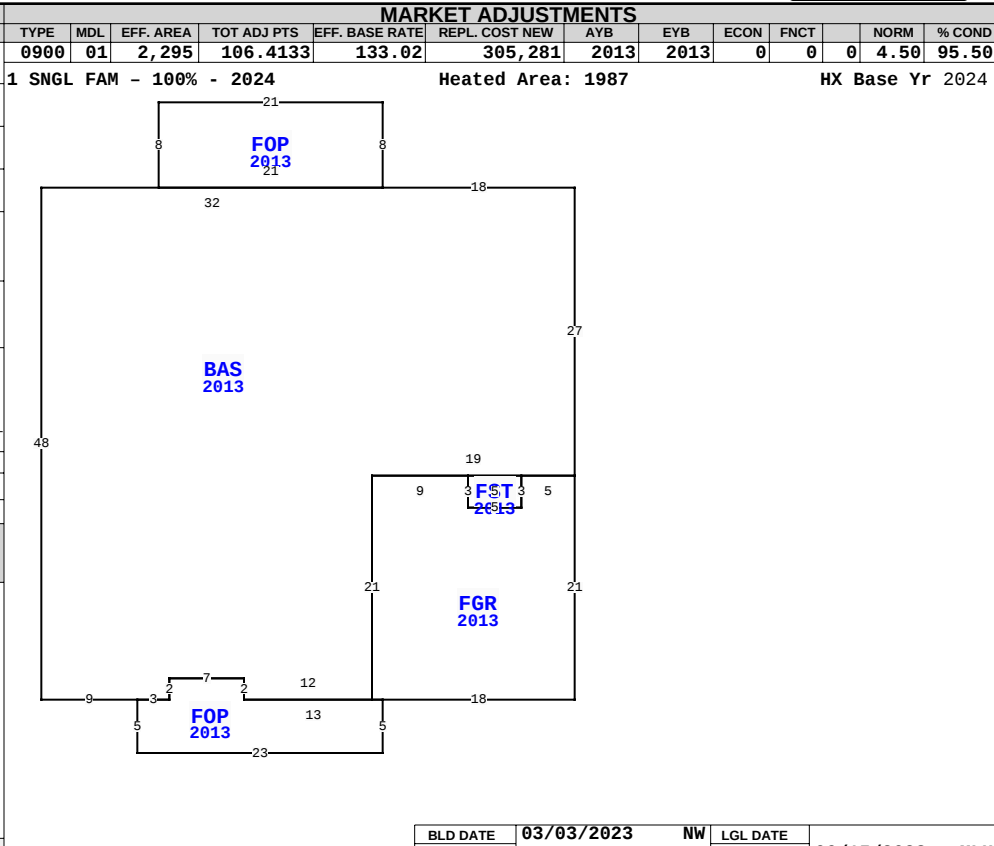
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	1,987	252,417
FGR	384	55	211	26,804
FOP	129	30	39	4,955
FOP	168	30	50	6,352
FST	15	55	8	1,016
TOTALS	2,683		2,295	291,543

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	747.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



87224 BRANCH CREEK DR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE	06/15/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					291,543				
TOTAL MARKET OB/XF VALUE					5,938				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					372,481				
SOH/AGL Deduction					0				
ASSESSED VALUE					372,481				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					322,481				
TOTAL JUST VALUE					372,481				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					355,985				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327145	CO ISSUED	0	02/13/2014
E1326319	NEW CONSTR	0	07/01/2013
M1318540	FOR NEW SFR	0	07/01/2013
B1327145	NEW CONSTR	235,166	05/01/2013
1326170	WIRE SFR	0	05/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2669/984	9/11/2023	WD	Q	I	01	386,000
GRANTOR: FALLIN JACK EDWARD &						
GRANTEE: HOVANEC RAYMOND						
2319/0574	11/15/2019	WD	Q	I	01	272,000
GRANTOR: BELL SUSAN F & DONALD						
GRANTEE: FALLIN JACK EDWARD						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W18 FOP=[YR=2013] N8 W21 S8 E21\$ W32 S48 E9 FOP=[YR=2013] S5 E23 N5 FGR=[YR=2013] E18 N21 W5 FST=[YR=2013] W5 S3 E5 N3\$ S3 W5 N3 W9 S21 E1\$ W13 N2 W7 S2 W3\$ E3 N2 E7 S2 E12 N21 E19 N27\$.									