LOT 40
IN OR 1433/1246
CREEKSIDE #2 PB 7/32

FRAZIER ALBERT LEE & SUSAN N
87205 BRANCH CREEK DRIVE
YULEE, FL 32097

2024

51-3N-27-0262-0040-0000

BUILDING CHARACTERISTICS

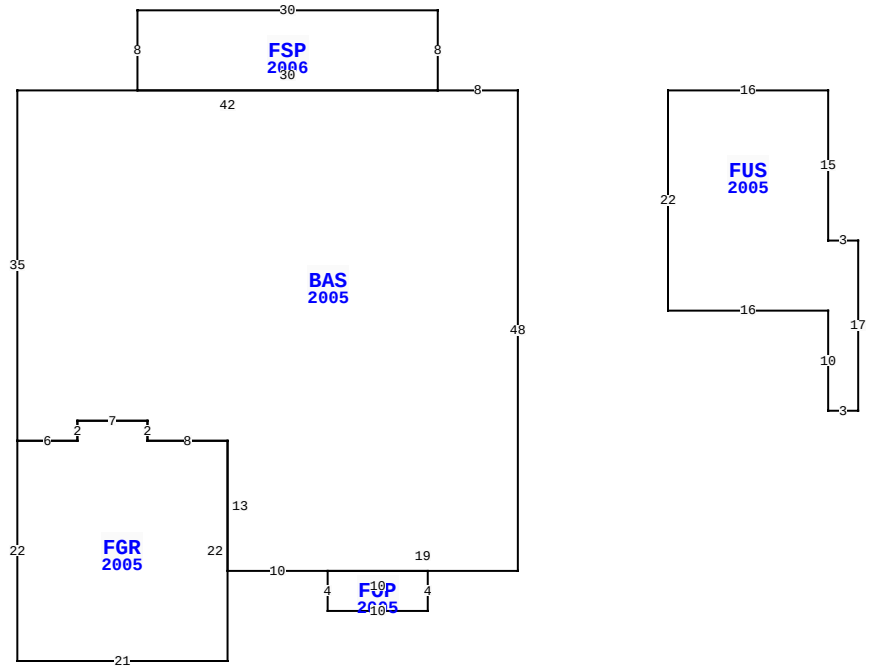
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,113	100	2,113	240,378
FGR	476	55	262	29,806
FOP	40	30	12	1,365
FSP	240	40	96	10,921
FUS	403	100	403	45,846
TOTALS	3,272		2,886	328,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,886	97.3370	121.67	351,140	2005	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2007 Heated Area: 2516 HX Base Yr 2007



87205 BRANCH CREEK DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,316
TOTAL MARKET OB/XF VALUE		6,389
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		409,705
SOH/AGL Deduction		209,795
ASSESSED VALUE		199,910
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,910
TOTAL JUST VALUE		409,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011824	REMODEL	16,809	08/03/2022
B18616	REMODEL	4,395	10/01/2006
M09563	OTHER	0	04/01/2005
E14363	ELEC OTHER	2,000	02/01/2005
P0508971	OTHER	0	02/01/2005
R046959	REPAIR/RRF	2,800	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/1246	8/01/2006	WD	Q	I		300,000
GRANTOR: MILLER THOMAS & ALICE						
GRANTEE: FRAZIER ALBERT LEE						
1340/0832	8/09/2005	WD	Q	I		266,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MILLER THOMAS & ALI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 FSP=[YR=2006] N8 W30 S8 E30$ W42 S35
FGR=[YR=2005] S22 E21 N22 W8 N2 W7 S2 W6$ E6 N2 E7 S2 E8 S13
E10 FOP=[YR=2005] S4 E10 N4 W10$ E19 N48$ PTR=E15
FUS=[YR=2005] E16 S15 E3 S17 W3 N10 W16 N22$ W15$.

EXTRA FEATURES

LN	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	100	2005	2005	3	86	3,274	

LAND DESCRIPTION

TOTAL OB/XF 6,389

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS