LOT 44
IN OR 1980/379
CREEKSIDE #2 PB 7/32

MILLER CHRISTOPHER P & CATHERINE L
87105 BRANCH CREEK DR
YULEE, FL 32097

2024

51-3N-27-0262-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

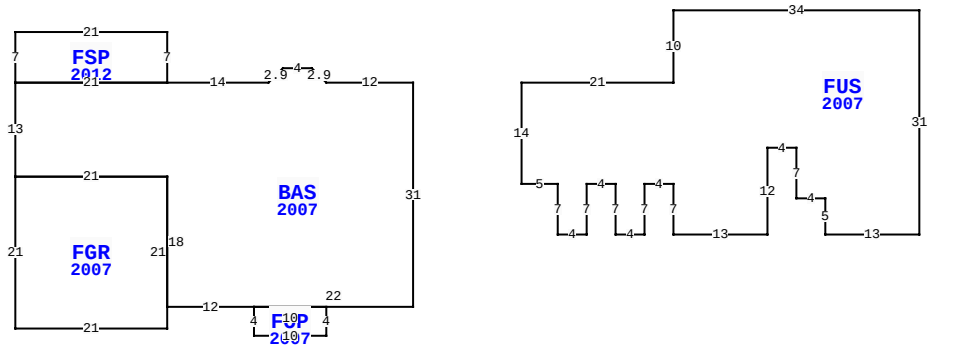
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,339	100	1,339	146,219
FGR	441	55	243	26,536
FOP	40	30	12	1,311
FSP	147	40	59	6,443
FUS	1,336	100	1,336	145,892
TOTALS	3,303		2,989	326,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,989	98.7658	123.46	369,022	2007	2007	0	0	0	11.55	88.45

1 SNGL FAM – 100% - 2016 Heated Area: 2675 HX Base Yr 2016



87105 BRANCH CREEK DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE	07/05/2007 JM	LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,400
TOTAL MARKET OB/XF VALUE		9,657
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		411,057
SOH/AGL Deduction		166,649
ASSESSED VALUE		244,408
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,408
TOTAL JUST VALUE		411,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12002	MECH OTHER	0	09/01/2006
C18307	CO ISSUED	0	08/01/2006
B18307	NEW CONSTR	212,652	08/01/2006
E17882	ELEC OTHER	2,000	08/01/2006
P11426	OTHER	0	08/01/2006
R09578	REPAIR/RRF	2,800	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1980/0379	5/11/2015	WD	Q	I	01	252,000
GRANTOR: OLIVER CHRISTOPHHER S						
GRANTEE: MILLER CHRISTOPHER						
1728/0008	2/04/2011	WD	U	I	11	182,800
GRANTOR: PITT JENNIFER L						
GRANTEE: OLIVER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 L2 U2 W4 D2 L2 W14 FSP=[YR=2012] N7 W21 S7 E21$ W21 S13 FGR=[YR=2007] S21 E21 N21 W21$ E21 S18 E12 FOP=[YR=2007] S4 E10 N4 W10$ E22 N31$ PTR=E15 FUS=[YR=2007] E21 N10 E34 S31 W13 N5 W4 N7 W4 S12 W13 N7 W4 S7 W4 N7 W4 S7 W4 N7 W5 N14$ 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	5,250.00	5,250.00	100	2007	2007	3	91	4,778	
2	0812	CONCRETE C	0	100	0	0	1,386.00	SF	4.00	4.00	100	2007	2007	3	88	4,879	

LAND DESCRIPTION

TOTAL OB/XF 9,657

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