LOT 20
IN OR 1512/1098
CREEKSIDE #2 PB 7/32

WALKER RONALD J
87042 BRANCH CREEK DRIVE
YULEE, FL 32097

2025

51-3N-27-0262-0020-0000

BUILDING CHARACTERISTICS

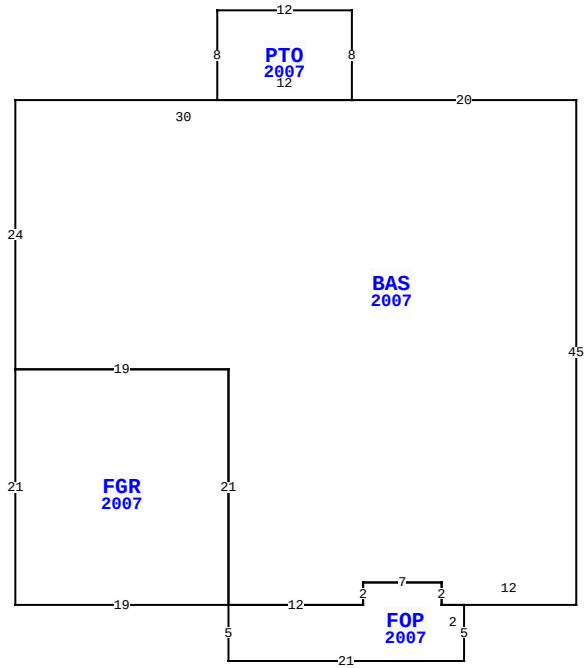
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	2007	1,837	223,083
FGR	399	55	2007	219	26,595
FOP	119	30	2007	36	4,372
PTO	96	5	2007	5	608
TOTALS	2,451			2,097	254,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,097	100.5480	132.72	278,314	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2008 Heated Area: 1837 HX Base Yr 2008



87042 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,657
TOTAL MARKET OB/XF VALUE		5,342
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		334,999
SOH/AGL Deduction		172,120
ASSESSED VALUE		162,879
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,157
TOTAL JUST VALUE		334,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12141	MECH OTHER	0	10/01/2006
C18507	CO ISSUED	0	09/01/2006
E18117	ELEC OTHER	2,000	09/01/2006
R09706	PAIR/RRF	2,800	09/01/2006
B18507	NEW CONSTR	154,242	09/01/2006
P11558	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1098	7/16/2007	WD	Q	I		215,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WALKER RONALD J						
1366/0488	11/10/2005	WD	U	V	19	760,000
GRANTOR: HOLLAND LAWRENCE J &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 PTO=[YR=2007] N8 W12 S8 E12$ W30 S24 FGR=[YR=2007] S21 E19 N21 W19$ E19 S21 FOP=[YR=2007] S5 E21 N5 W2 N2 W7 S2 W12$ E12 N2 E7 S2 E12 N45$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	783.00	SF	5.20	5.20	100	2007	2007	3	87	3,542	

LAND DESCRIPTION

TOTAL OB/XF 5,342

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	000100	C	RES	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 07/30/2025 BY SYS