LOT 22
CREEKSIDE #2 PB 7/32

CROSBY GARRETT & CHELSEA
87072 BRANCH CREEK DRIVE
YULEE, FL 32097

2025

51-3N-27-0262-0022-0000

BUILDING CHARACTERISTICS

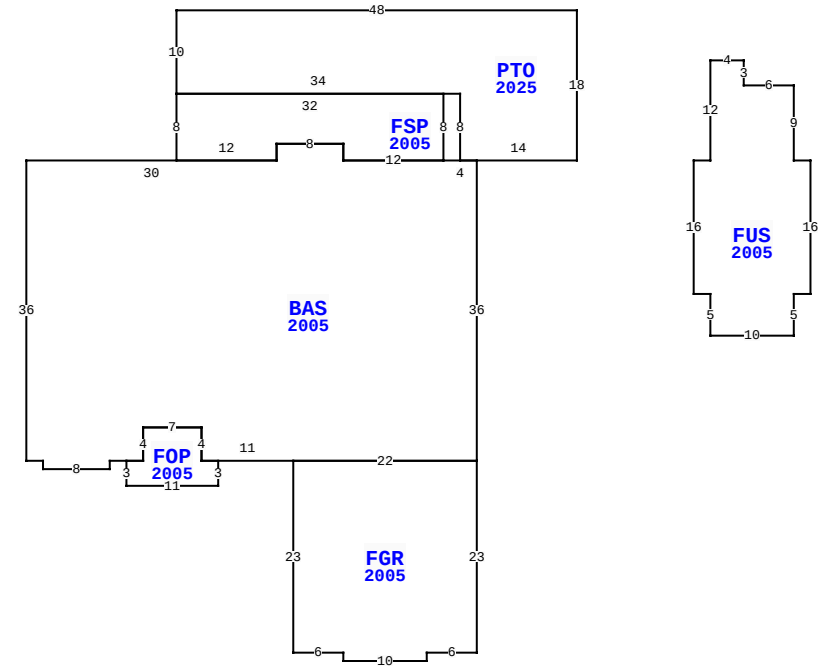
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	1,940	100	2005	1,940	232,490
FGR	516	55	2005	284	34,034
FOP	61	30	2005	18	2,158
FSP	240	40	2005	96	11,504
FUS	376	100	2005	376	45,060
PTO	592	5	2025	30	3,596
TOTALS	3,725			2,744	328,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,744	100.3200	132.42	363,360	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 2316 HX Base Yr



87072 BRANCH CREEK DR, YULEE

BLD DATE		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	328,841
TOTAL MARKET OB/XF VALUE	6,699
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	410,540
SOH/AGL Deduction	46,920
ASSESSED VALUE	363,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	363,620
TOTAL JUST VALUE	410,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002692	REPAIR/RRF	23,000	02/17/2022
M09384	MECH OTHER	0	03/01/2005
E14365	ELEC OTHER	2,000	02/01/2005
P0508970	OTHER	0	02/01/2005
R047048	REPAIR/RRF	2,800	12/01/2004
B0414299	NEW CONSTR	183,927	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2784/1088	4/30/2025	WD	Q	I	01	400,000
GRANTOR: YOHEY CHRISTOPHER H &						
GRANTEE: CROSBY GARRETT & CH						
2483/0684	7/28/2021	WD	Q	I	01	316,000
GRANTOR: LASSITER JAMES J						
GRANTEE: YOHEY CHRISTOPHER H						

BUILDING NOTES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	0	0	0	1,077.00	SF	4.00	4.00	100	2005	2005	3	84	3,619	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W4 W12 N2 W8 S2 W30 S36 E2 S1 E8 N1 E2 E2 N4 E7 S4 E11 E22 N36 $
PTO=[YR=2025;ORIG=-36,-8] E34 S8 E14 N18 W48 S10 $
FGR=[YR=2005;ORIG=-22,36] S23 E6 S1 E10 N1 E6 N23 W22 $
FUS=[YR=2005;ORIG=26,0] E2 N12 E4 S3 E6 S9 E2 S16 W2 S5 W10 N5 W2 N16 $
FSP=[YR=2005;ORIG=-4,0] N8 W32 S8 E12 N2 E8 S2 E12 $
FOP=[YR=2005;ORIG=-42,36] S3 E11 N3 W2 N4 W7 S4 W2 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,699

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	0	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 04/22/2025 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS