LOT 24
CREEKSIDE #2 PB 7/32

DARBY WILLIAM L
30413 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2025

51-3N-27-0262-0024-0000

BUILDING CHARACTERISTICS

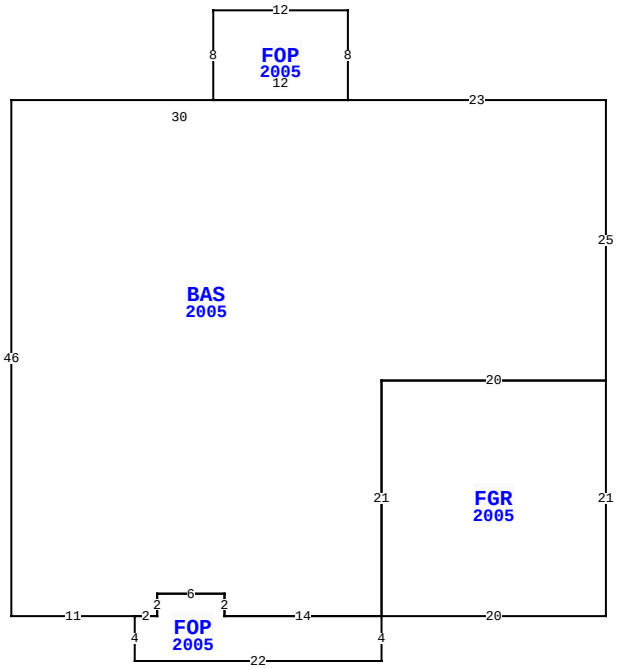
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,006	100	2005	2,006	248,328
FGR	420	55	2005	231	28,596
FOP	96	30	2005	29	3,590
FOP	100	30	2005	30	3,714
TOTALS	2,622			2,296	284,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,296	112.6510	148.70	341,415	2005	2005	0	0	0	16.75	83.25

1 SNGL FAM – 0% - 0 Heated Area: 2006 HX Base Yr



87100 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	284,228
TOTAL MARKET OB/XF VALUE	5,849
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	365,077
SOH/AGL Deduction	43,438
ASSESSED VALUE	321,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,639
TOTAL JUST VALUE	365,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09379	MECH OTHER	0	03/01/2005
P0508965	OTHER	0	02/01/2005
E0414009	ELEC OTHER	2,000	12/01/2004
R046926	REPAIR/RRF	2,800	12/01/2004
B0414147	NEW CONSTR	141,220	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/1379	2/02/2021	QC	U	I	11	100
GRANTOR: DOAN REBECCA A						
GRANTEE: DARBY WILLIAM L						
2146/0377	9/15/2017	WD	Q	I	01	216,500
GRANTOR: NALLE DAVID & DEBORAH						
GRANTEE: DOAN REBECCA A & WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 FOP=[YR=2005] N8 W12 S8 E12$ W30 S46 E11
FOP=[YR=2005] S4 E22 N4 W14 N2 W6 S2 W2$ E2 N2 E6 S2 E14
FGR=[YR=2005] E20 N21 W20 S21$ N21 E20 N25$.

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	0811	CONCRETE B	0	0	0	0	634.00	SF	5.20	5.20	100	2005	2005	3	84	2,769	

LAND DESCRIPTION

TOTAL OB/XF 5,849

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 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