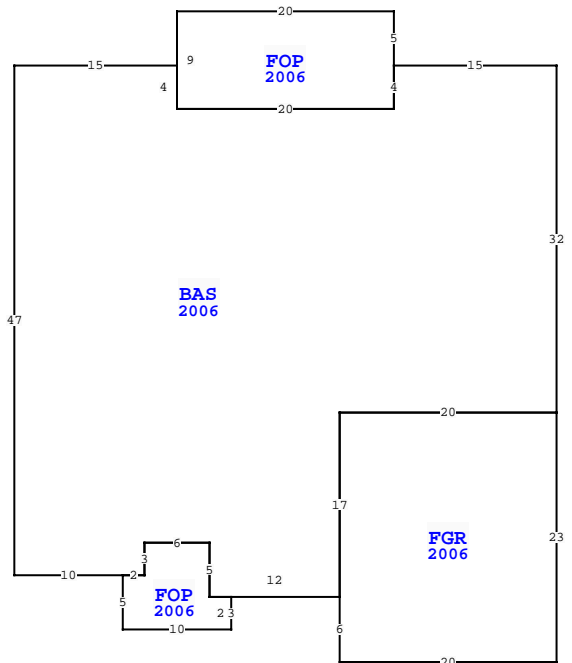




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,976	100	2006
FGR	460	55	2006
FOP	64	30	2006
FOP	180	30	2006
TOTALS	2,680		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,302	100.5480	132.72	305,521	2006	2006	0	0	0	9.00	91.00	
1 SNGL FAM - 0% - 0 Heated Area: 1976 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			278,024
TOTAL MARKET OB/XF VALUE			6,353
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			359,377
SOH/AGL Deduction			48,592
ASSESSED VALUE			310,785
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			310,785
TOTAL JUST VALUE			359,377
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10894	MECH OTHER	0	01/01/2006
C16537	CO ISSUED	147,998	11/01/2005
B16537	NEW CONSTR	147,998	11/01/2005
E16161	ELEC OTHER	2,000	11/01/2005
P10343	OTHER	0	11/01/2005
R08542	REPAIR/RRF	2,800	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/1955	5/12/2020	WD	U	I	11	100
GRANTOR: MABERTO ELISE M						
GRANTEE: MABERTO ELISE M REV						
1773/0709	12/23/2011	WD	U	I	38	141,200
GRANTOR: FLEMMONS BRAD J & JAN						
GRANTEE: MABERTO ELISE M						

EXTRA FEATURES																			
L N	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	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115				
2	0811	CONCRETE B	0	0	0	724.00	SF	5.20	5.20	100	2006	2006	3	86	3,238				
TOTALS														2,680		2,302	278,024		

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE	10/30/2006	JM	LAND DATE	06/15/2023
INC DATE			AG DATE	MLU

BUILDING NOTES	
87112 BRANCH CREEK DR, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2006] W15 FOP=[YR=2006] N5 W20 S9 E20 N4\$ S4 W20 N4 W15 S47 E10 FOP=[YR=2006] S5 E10 N3 W2 N5 W6 S3 W2\$ E2 N3 E6 S5 E12 FGR=[YR=2006] S6 E20 N23 W20 S17\$ N17 E20 N32\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							