LOT 30
CREEKSIDE #2 PB 7/32

WALSH DANIEL & MICHELLE
87178 BRANCH CREEK DR
YULEE, FL 32097

2025

51-3N-27-0262-0030-0000

BUILDING CHARACTERISTICS

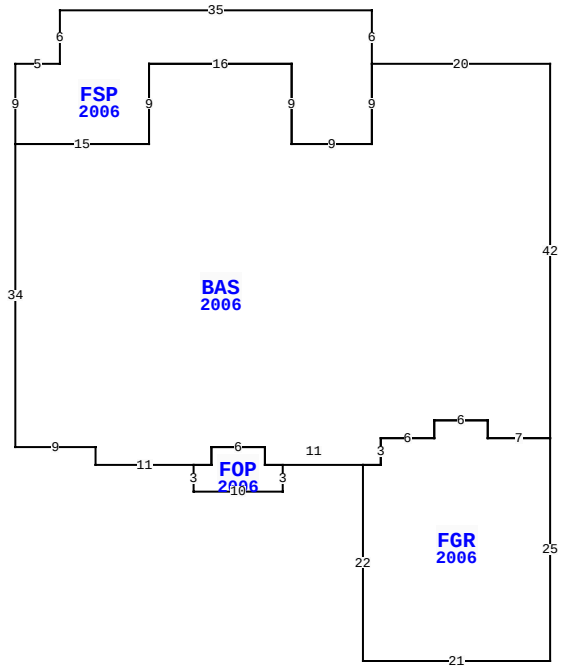
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,385	100	2006	2,385	277,588
FGR	531	55	2006	292	33,986
FOP	42	30	2006	13	1,513
FSP	426	40	2006	170	19,786
TOTALS	3,384			2,860	332,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,860	96.8905	127.90	365,794	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 2385 HX Base Yr 2020



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE	10/31/2006 JM	LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

87178 BRANCH CREEK DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		332,873
TOTAL MARKET OB/XF VALUE		7,368
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		415,241
SOH/AGL Deduction		238,343
ASSESSED VALUE		176,898
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,176
TOTAL JUST VALUE		415,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10892	MECH OTHER	0	01/01/2006
C16476	CO ISSUED	180,266	11/01/2005
B16476	NEW CONSTR	180,266	11/01/2005
E16162	ELEC OTHER	2,000	11/01/2005
P10317	OTHER	0	11/01/2005
R08501	REPAIR/RRF	2,800	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/1489	12/10/2019	WD	Q	I	02	287,000
GRANTOR: DEVLIN PATRICK N & JO						
GRANTEE: WALSH DANIEL & MICH						
1410/0821	5/08/2006	WD	Q	I		314,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DEVLIN PATRICK N &						

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	951.00	SF	5.20	5.20	100	2006	2006	3	86	4,253	

BUILDING DIMENSIONS

BAS=[YR=2006] W20 FSP=[YR=2006] N6 W35 S6 W5 S9 E15 N9 E16 S9 E9 N9$S9 W9 N9 W16 S9 W15 S34 E9 S2 E11 FOP=[YR=2006] S3 E10 N3 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11 FGR=[YR=2006] S22 E21 N25 W7 N2 W6 S2 W6 S3 W2$ E2 N3 E6 N2 E6 S2 E7 N42$.

LAND DESCRIPTION

TOTAL OB/XF 7,368

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