LOT 32
IN OR 1446/1932
CREEKSIDE #2 PB 7/32

BARNA JOYCE A/BARNA MICHAEL W
87204 BRANCH CREEK DRIVE
YULEE, FL 32097

2025

51-3N-27-0262-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

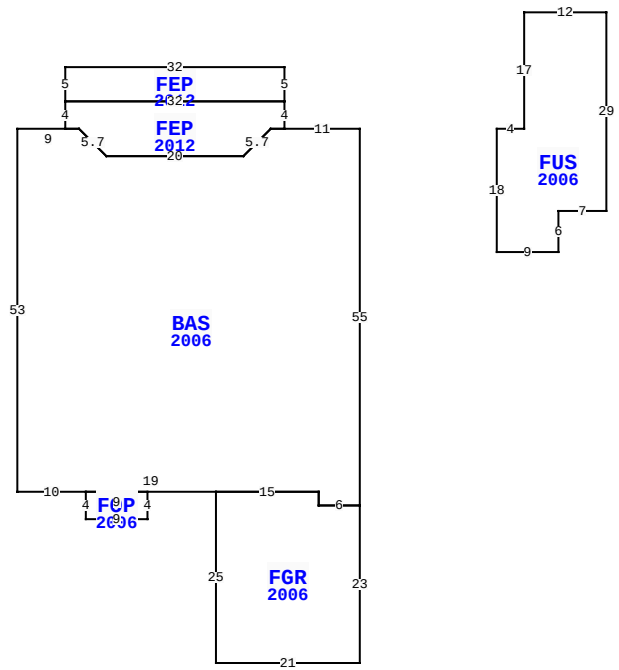
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,566	100	2006	2,566	310,447
FEP	160	80	2012	128	15,486
FEP	224	80	2012	179	21,656
FGR	513	55	2006	282	34,118
FOP	36	30	2006	11	1,330
FUS	450	100	2006	450	54,443
TOTALS	3,949			3,616	437,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,616	100.7190	132.95	480,747	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2019 Heated Area: 3016 HX Base Yr 2019



87204 BRANCH CREEK DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		437,480
TOTAL MARKET OB/XF VALUE		7,476
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		519,956
SOH/AGL Deduction		213,685
ASSESSED VALUE		306,271
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		245,549
TOTAL JUST VALUE		519,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516816	CO ISSUED	215,740	09/11/2006
B0516816	NEW CONSTR	215,740	09/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1932	9/25/2006	WD	Q	I		358,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BARNA JOYCE A & MIC						
1366/0495	11/10/2005	WD	U	V	19	40,000
GRANTOR: HOLLAND LAWRENCE J &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 FEP=[YR=2012] N4 FEP=[YR=2012] N5 W32 S5 E32$ W32 S4 E2 D4 R4 E20 R4 U4 E2$ W2 D4 L4 W20 L4 U4 W9 S53 E10 FOP=[YR=2006] S4 E9 N4 W9$ E19 FGR=[YR=2006] S25 E21 N23 W6 N2 W15$ E15 S2 E6 N55$ PTR=[YR=2006] E20 FUS=[YR=2006] E4 N17 E12 S29 W7 S6 W9 N18$ W20$.

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	2006	2006	3	89	1,780	
2	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00	4.00	100	2006	2006	3	86	3,887	
3	0819	CONC 12"	0	100	16	13	208.00	SF	9.50	9.50	100	2007	2007	3	87	1,719	
4	0810	CONCRETE A	0	100	0	0	16.00	SF	6.50	6.50	100	2007	2007	3	87	90	

LAND DESCRIPTION

TOTAL OB/XF 7,476

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	000134	C	RES POND	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