LOT 33
IN OR 1395/1401
CREEKSIDE #2 PB 7/32

CLIFT TIMOTHY B & CHARLENE E
87212 BRANCH CREEK DRIVE
YULEE, FL 32097

2025

51-3N-27-0262-0033-0000

BUILDING CHARACTERISTICS

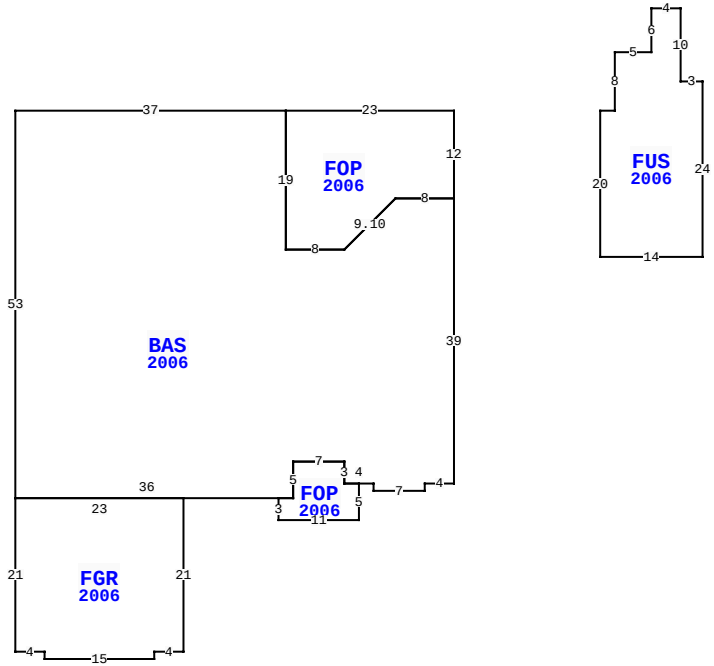
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,766	100	2006	2,766	322,436
FGR	498	55	2006	274	31,940
FOP	72	30	2006	22	2,564
FOP	357	30	2006	107	12,473
FUS	388	100	2006	388	45,230
TOTALS	4,081			3,557	414,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,557	97.0425	128.10	455,652	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 3154 HX Base Yr 2007



87212 BRANCH CREEK DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE	10/31/2006 JM	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		414,643
TOTAL MARKET OB/XF VALUE		55,896
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		545,539
SOH/AGL Deduction		259,980
ASSESSED VALUE		285,559
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,837
TOTAL JUST VALUE		545,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17471	SWIM POOL	60,000	03/01/2006
B15793	NEW CONSTR	225,778	02/21/2006
B15793	NEW CONSTR	225,778	02/21/2006
M10479	MECH OTHER	0	10/01/2005
E15562	ELEC OTHER	2,000	08/01/2005
P09916	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/1401	3/14/2006	WD	Q	I		363,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CLIFT TIMOTHY B & C						
1323/1356	6/08/2005	WD	U	V	19	40,000
GRANTOR: HOLLAND LAWRENCE J &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W23 BAS=[YR=2006] W37 S53 FGR=[YR=2006] S21 E4 S1 E15 N1 E4 N21 W23$ E36 FOP=[YR=2006] S3 E11 N5 W2 N3 W7 S5 W2$ E2 N5 E7 S3 E4 S1 E7 N1 E4 N39 W8 D7 L7 W8 N19$S19 E8 R7 U7 E8 N12$ PTR=[YR=2006] E20 FUS=[YR=2006] E2 N8 E5 N6 E4 S10 E3 S24 W14 N20$ 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	1,234.00	SF	4.00	4.00	100	2006	2006	3	86	4,245	
3	0861	POOL GUNIT	0	100	0	0	942.00	SF	85.00	85.00	100	2006	2006	3	40	32,028	
4	0830	FLAGSTONE	0	100	0	0	662.00	SF	12.00	12.00	100	2006	2006	3	86	6,832	
5	0885	WATERSCAPE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	100	5,000	
6	1129	STONE 8"	0	100	0	0	88.00	SF	15.75	15.75	100	2006	2006	3	96	1,331	
7	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	24	288	
8	0855	CONC PAVER	0	100	0	0	181.00	SF	10.00	10.00	100	2007	2007	3	87	1,575	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480	
10	1129	STONE 8"	0	100	0	0	306.00	SF	7.88	7.88	100	2010	2010	3	97	2,337	

LAND DESCRIPTION

TOTAL OB/XF 55,896

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