



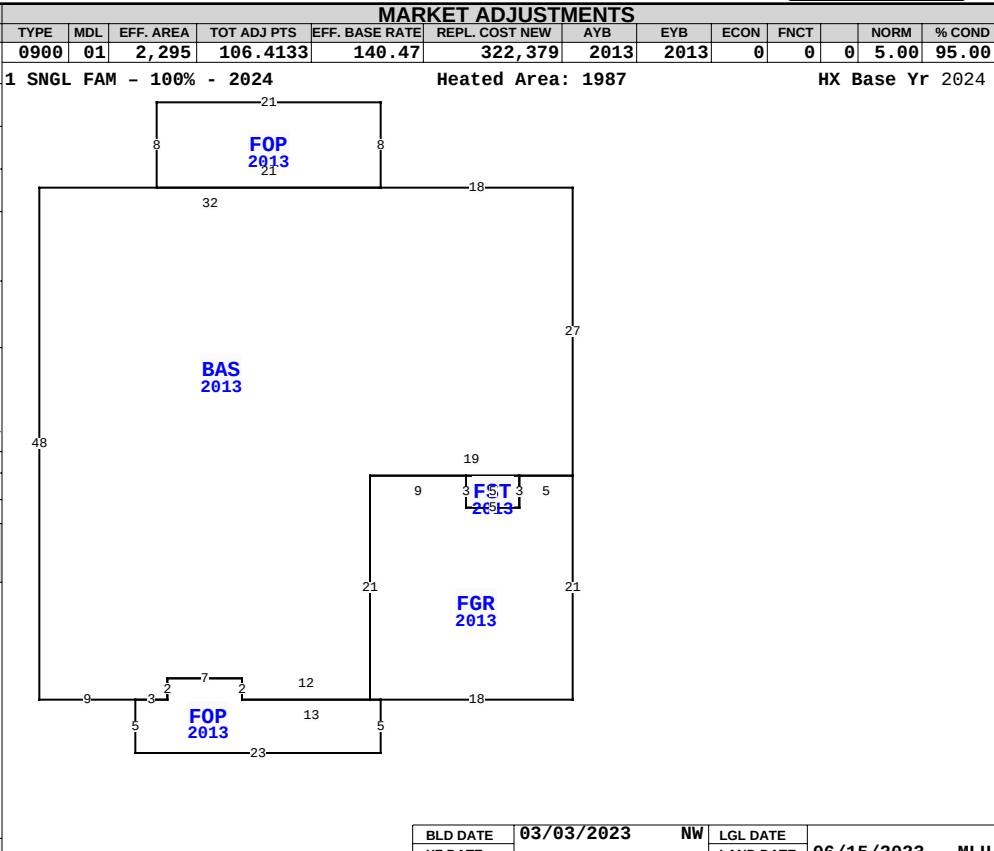
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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	1,987	100	2013	1,987	265,158
FGR	384	55	2013	211	28,157
FOP	129	30	2013	39	5,204
FOP	168	30	2013	50	6,673
FST	15	55	2013	8	1,068
TOTALS	2,683			2,295	306,260

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	747.00	SF	5.20
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/15/2023
INC DATE			AG DATE	MLU
87224 BRANCH CREEK DR, YULEE				

TOTAL OB/XF									
5,875									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					306,260				
TOTAL MARKET OB/XF VALUE					5,875				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					387,135				
SOH/AGL Deduction					3,852				
ASSESSED VALUE					383,283				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					332,561				
TOTAL JUST VALUE					387,135				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					372,481				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327145	CO ISSUED	0	02/13/2014
E1326319	NEW CONSTR	0	07/01/2013
M1318540	FOR NEW SFR	0	07/01/2013
B1327145	NEW CONSTR	235,166	05/01/2013
1326170	WIRE SFR	0	05/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2669/984	9/11/2023	WD	Q	I	01	386,000	
GRANTOR: FALLIN JACK EDWARD &							
GRANTEE: HOVANEC RAYMOND							
2319/0574	11/15/2019	WD	Q	I	01	272,000	
GRANTOR: BELL SUSAN F & DONALD							
GRANTEE: FALLIN JACK EDWARD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W18 FOP=[YR=2013] N8 W21 S8 E21\$ W32 S48 E9									
FOP=[YR=2013] S5 E23 N5 FGR=[YR=2013] E18 N21 W5									
FST=[YR=2013] W5 S3 E5 N3\$ S3 W5 N3 W9 S21 E1\$ W13 N2 W7 S2									
W3\$ E3 N2 E7 S2 E12 N21 E19 N27\$.									