

LOT 42
IN OR 1875/463
CREEKSIDE #2 PB 7/32

FRAZIER SHELLY L/FRAZIER ALBERT L JR
87147 BRANCH CREEK DR
YULEE, FL 32097

2025

51-3N-27-0262-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2013	2,180	284,721
FGR	440	55	2013	242	31,607
FOP	76	30	2013	23	3,004
FOP	152	30	2013	46	6,008
TOTALS	2,848			2,491	325,340

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 50	24	3	72.00	SF	6.50	
2	0811	CONCRETE B	0 50	0	0	689.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000134	C	RES POND	50	0003	PUD	0.00	0.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,491	104.1504	137.48	342,463	2013	2013	0	0	5.00	95.00	
1 SNGL FAM - 50% - 2015 Heated Area: 2180 HX Base Yr 2015												

87147 BRANCH CREEK DR, YULEE									
BLD DATE	03/03/2023	NW	LGL DATE						
XF DATE			LAND DATE	06/15/2023	MLU				
INC DATE			AG DATE						

TOTAL OB/XF												
3,767												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			325,340
TOTAL MARKET OB/XF VALUE			3,767
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			404,107
SOH/AGL Deduction			118,818
ASSESSED VALUE			285,289
TOTAL EXEMPTION VALUE	HA HAB	50,722	
BASE TAXABLE VALUE			234,567
TOTAL JUST VALUE			404,107
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			388,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326892	CO ISSUED	0	08/08/2013
E1326082	NEW CONSTR	44	04/01/2013
M1318168	H/AC	44	04/01/2013
B1326892	SFR	250,543	02/01/2013
R10960	REPAIR/RRF	2,800	01/01/2008
B20943	NEW CONSTR	184,734	01/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1875/0463	8/19/2013	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: FRAZIER SHELLY L &					
1366/0488	11/10/2005	WD	U	V	19
GRANTOR: HOLLAND LAWRENCE J &					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W35 FOP=[YR=2013] W19 S8 E19 N8\$ S8 W19 N8 W13 S38 E12 S2 E11 FOP=[YR=2013] S5 E12 N5 W2 N2 W8 S2 W2\$ E2 N2 E8 S2 E12 FGR=[YR=2013] S6 E22 N20 W22 S14\$ N14 E22 N26\$.									