LOT 43
CREEKSIDE #2 PB 7/32

EDWARDS THOMAS Z
87129 BRANCH CREEK DRIVE
YULEE, FL 32097

2025

51-3N-27-0262-0043-0000

BUILDING CHARACTERISTICS

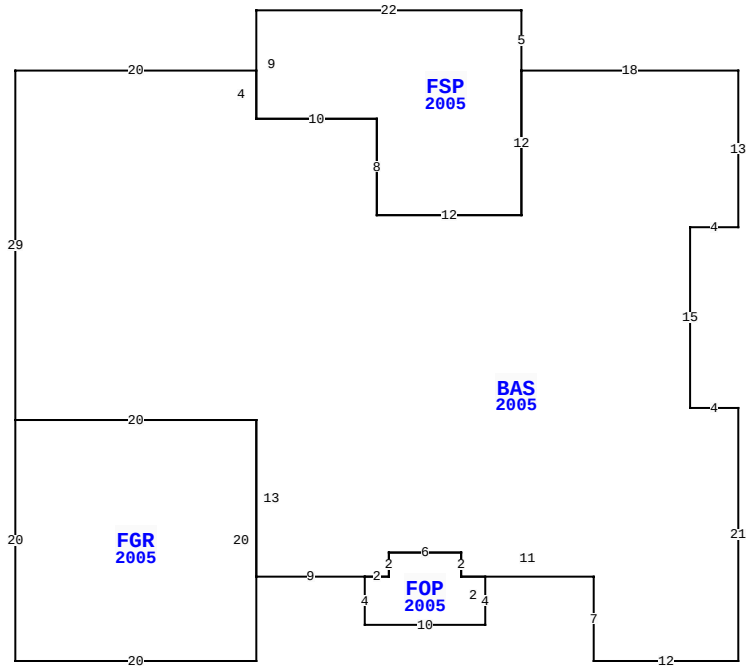
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,088	100	2005	2,088	257,766
FGR	400	55	2005	220	27,159
FOP	52	30	2005	16	1,976
FSP	294	40	2005	118	14,567
TOTALS	2,834			2,442	301,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,442	103.3410	136.41	333,113	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2006 Heated Area: 2088 HX Base Yr 2006



87129 BRANCH CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		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		301,467
TOTAL MARKET OB/XF VALUE		6,173
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		382,640
SOH/AGL Deduction		194,150
ASSESSED VALUE		188,490
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,768
TOTAL JUST VALUE		382,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14506	ELEC OTHER	2,000	03/01/2005
M09484	MECH OTHER	0	03/01/2005
B14563	NEW CONSTR	153,583	02/01/2005
P09104	OTHER	0	02/01/2005
R07231	REPAIR/RRF	2,800	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	8/09/2005	CN	Q	I		244,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: EDWARDS THOMAS Z						
1285/0341	1/03/2005	WD	U	V	19	40,000
GRANTOR: HOLLAND LAWRENCE J &						
GRANTEE: SEDA CONSTRUCTION C						

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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	708.00	SF	5.20	5.20	100	2005	2005	3	84	3,093	

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] N5 W22 S9 E10 S8 E12 N12$ S12 W12 N8 W10 N4 W20 S29 FGR=[YR=2005] S20 E20 N20 W20$ E20 S13 E9 FOP=[YR=2005] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11 S7 E12 N21 W4 N15 E4 N13$.

LAND DESCRIPTION

TOTAL OB/XF 6,173

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