

LOT 44
IN OR 1980/379
CREEKSIDE #2 PB 7/32

MILLER CHRISTOPHER P & CATHERINE L
87105 BRANCH CREEK DR
YULEE, FL 32097

2025

51-3N-27-0262-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

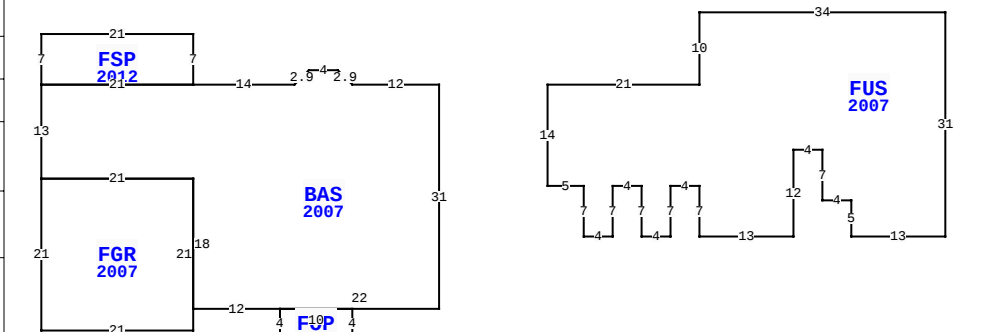
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,339	100	2007	1,339	153,128
FGR	441	55	2007	243	27,790
FOP	40	30	2007	12	1,372
FSP	147	40	2012	59	6,747
FUS	1,336	100	2007	1,336	152,785
TOTALS	3,303			2,989	341,824

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	5,250.00
2	0812	CONCRETE C	0	100	0	0	1,386.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,989	98.7658	130.37	389,676	2007	2007	0	0
1 SNGL FAM - 100% - 2016									
Heated Area: 2675									
HX Base Yr 2016									



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE	07/05/2007	JM	LAND DATE	06/15/2023
INC DATE			AG DATE	MLU
87105 BRANCH CREEK DR, YULEE				

TOTAL OB/XF									
9,548									

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9,548									

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			341,824
TOTAL MARKET OB/XF VALUE			9,548
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			426,372
SOH/AGL Deduction			174,876
ASSESSED VALUE			251,496
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			200,774
TOTAL JUST VALUE			426,372
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			411,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12002	MECH OTHER	0	09/01/2006
C18307	CO ISSUED	0	08/01/2006
B18307	NEW CONSTR	212,652	08/01/2006
E17882	ELEC OTHER	2,000	08/01/2006
P11426	OTHER	0	08/01/2006
R09578	REPAIR/RRF	2,800	08/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1980/0379	5/11/2015	WD Q	I	I	01
GRANTOR: OLIVER CHRISTOPHER S					
GRANTEE: MILLER CHRISTOPHER					
1728/0008	2/04/2011	WD U	I	I	11
GRANTOR: PITT JENNIFER L					
GRANTEE: OLIVER CHRISTOPHER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W12 L2 U2 W4 D2 L2 W14 FSP=[YR=2012] N7 W21 S7 E21\$ W21 S13 FGR=[YR=2007] S21 E21 N21 W21\$ E21 S18 E12 FOP=[YR=2007] S4 E10 N4 W10\$ E22 N31\$ PTR=E15 FUS=[YR=2007] E21 N10 E34 S31 W13 N5 W4 N7 W4 S12 W13 N7 W4 S7 W4 N7 W4 S7 W4 N7 W5 N14\$ W15\$.									

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