LOT 45
IN OR 2238/1621
CREEKSIDE #2 PB 7/32

DILL MEGAN O
87085 BRANCH CREEK DR
YULEE, FL 32097

2025

51-3N-27-0262-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

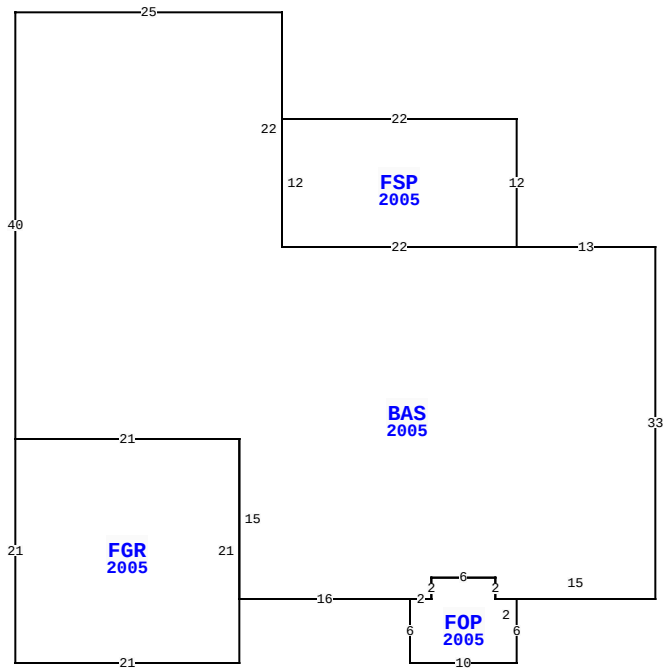
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,203	100	2005	2,203	256,810
FGR	441	55	2005	243	28,327
FOP	72	30	2005	22	2,565
FSP	264	40	2005	106	12,357
TOTALS	2,980			2,574	300,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,574	97.5840	128.81	331,557	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2019 Heated Area: 2203 HX Base Yr 2019



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

87085 BRANCH CREEK DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,059
TOTAL MARKET OB/XF VALUE		6,334
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		381,393
SOH/AGL Deduction		137,231
ASSESSED VALUE		244,162
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,440
TOTAL JUST VALUE		381,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09483	MECH OTHER	0	03/01/2005
E14362	ELEC OTHER	2,000	02/01/2005
P0508968	OTHER	0	02/01/2005
R047016	REPAIR/RRF	2,800	12/01/2004
B0414259	NEW CONSTR	161,976	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2238/1621	11/21/2018	WD	Q	I	01	222,000
GRANTOR: SOWARD CARL A & JAMIE						
GRANTEE: DILL MEGAN O						
1337/1288	8/01/2005	WD	Q	I		216,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SOWARD CARL A & JAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2005] N12 W22 S12 E22$ W22 N22 W25 S40 FGR=[YR=2005] S21 E21 N21 W21$ E21 S15 E16 FOP=[YR=2005] S6 E10 N6 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E15 N33$.

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	745.00	SF	5.20	5.20	100	2005	2005	3	84	3,254	

LAND DESCRIPTION

TOTAL OB/XF 6,334

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