LOT 47
IN OR 2050/1027
CREEKSIDE #2 PB 7/32

CARTER MARILYN F
96068 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2025

51-3N-27-0262-0047-0000

BUILDING CHARACTERISTICS

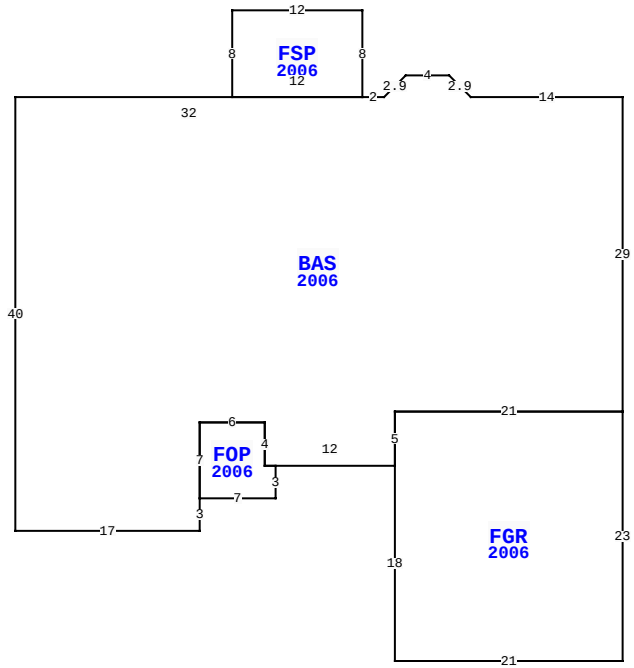
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,889	100	2006	1,889	240,064
FGR	483	55	2006	266	33,805
FOP	45	30	2006	14	1,779
FSP	96	40	2006	38	4,829
TOTALS	2,513			2,207	280,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,207	102.9686	135.92	299,975	2006	2011	0	0	0	6.50	93.50

1 SNGL FAM – 0% - 0 Heated Area: 1889 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE	11/03/2006 JM	LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

87053 BRANCH CREEK DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	280,477
TOTAL MARKET OB/XF VALUE	5,883
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	361,360
SOH/AGL Deduction	54,087
ASSESSED VALUE	307,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,273
TOTAL JUST VALUE	361,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10905	MECH OTHER	0	01/01/2006
E16621	ELEC OTHER	2,000	01/01/2006
P10515	OTHER	0	01/01/2006
C16858	CO ISSUED	142,742	12/05/2005
B16858	NEW CONSTR	142,742	12/05/2005
R08747	REPAIR/RRF	2,800	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2050/1027	4/09/2016	WD	Q	I	01	205,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: CARTER JAMES W & MA						
1634/0043	7/16/2009	WD	U	I	12	173,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 U2 L2 W4 D2 L2 W2 FSP=[YR=2006] N8 W12 S8 E12$ W32 S40 E17 N3 FOP=[YR=2006] E7 N3 W1 N4 W6 S7$ N7 E6 S4E12 FGR=[YR=2006] S18 E21 N23 W21 S5$ N5 E21 N29 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0810	CONCRETE A	0	0	0	0	734.00	SF	6.50	6.50	100	2006	2006	3	86	4,103	

LAND DESCRIPTION

TOTAL OB/XF 5,883

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	0	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS