LOT 20
IN OR 1512/1098
CREEKSIDE #2 PB 7/32

WALKER RONALD J
87042 BRANCH CREEK DRIVE
YULEE, FL 32097

2026

51-3N-27-0262-0020-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

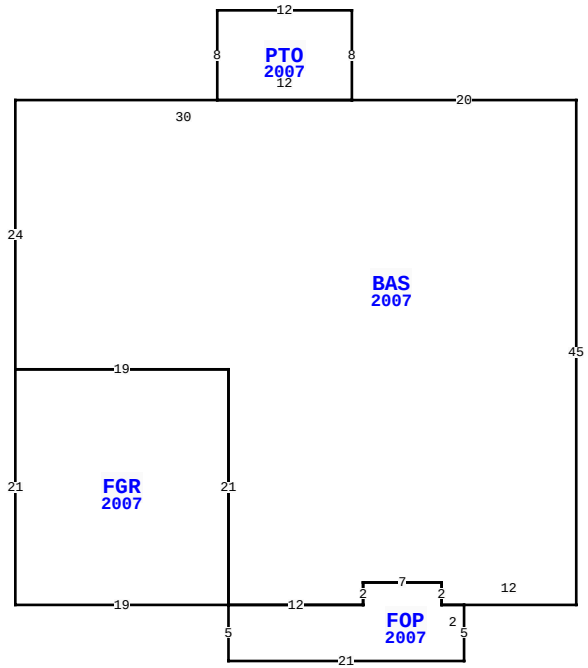
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4037.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	2007	1,837	195,068
FGR	399	55	2007	219	23,255
FOP	119	30	2007	36	3,823
PTO	96	5	2007	5	531
TOTALS	2,451			2,097	222,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	111.1320	116.69	244,699	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2008 Heated Area: 1837 HX Base Yr 2008



87042 BRANCH CREEK DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,676
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		289,456
SOH/AGL Deduction		122,179
ASSESSED VALUE		167,277
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,866
TOTAL JUST VALUE		289,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12141	MECH OTHER	0	10/01/2006
C18507	CO ISSUED	0	09/01/2006
E18117	ELEC OTHER	2,000	09/01/2006
R09706	PAIR/RRF	2,800	09/01/2006
B18507	NEW CONSTR	154,242	09/01/2006
P11558	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/1098	7/16/2007	WD	Q	I		215,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WALKER RONALD J						
1366/0488	11/10/2005	WD	U	V	19	760,000
GRANTOR: HOLLAND LAWRENCE J &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 PTO=[YR=2007] N8 W12 S8 E12$ W30 S24
FGR=[YR=2007] S21 E19 N21 W19$ E19 S21 FOP=[YR=2007] S5 E21
N5 W2 N2 W7 S2 W12$ E12 N2 E7 S2 E12 N45$.

EXTRA FEATURES

L N	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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 1,780

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS