

LOT 26
IN OR 2108/1992
CREEKSIDE #2 PB 7/32

JOHNSON ANGELA
87126 BRANCH CREEK DR
YULEE, FL 32097

2026

51-3N-27-0262-0026-0000



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		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	1,866	100	2006	1,866	197,058
FGR	462	55	2006	254	26,823
FOP	108	30	2006	32	3,379
FOP	118	30	2006	35	3,696
STR	6	10	2012	1	106
TOTALS	2,560			2,188	231,063

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,188	111.1320	116.69	255,318	2006	2006	0	0
1 SINGLE FAM 100% - 2018 Heated Area: 1866 HX Base Yr 2018									

87126 BRANCH CREEK DR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE 10/30/2006	JM	LAND DATE	04/08/2026
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		231,063	
TOTAL MARKET OB/XF VALUE		1,760	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		297,823	
SOH/AGL Deduction		96,827	
ASSESSED VALUE		200,996	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		144,585	
TOTAL JUST VALUE		297,823	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10775	MECH OTHER	0	12/01/2005
E15898	ELEC OTHER	2,000	10/01/2005
C16048	CO ISSUED	141,380	09/01/2005
P10062	OTHER	0	09/01/2005
R08214	REPAIR/RRF	2,800	09/01/2005
B16048	NEW CONSTR	141,380	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2108/1992	3/20/2017	WD	Q	I	02
GRANTOR: MCVEIGH TERRY ANNE & GRANTEE: JOHNSON MICHAEL & A					
1596/1802	12/11/2008	WD	U	I	07
GRANTOR: SEDA CONSTRUCTION COM GRANTEE: MCVEIGH TERRY ANNE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W22 FOP=[YR=2006] N3 STR=[YR=2012] E2 N3 W2 S3\$ N6 W12 S9 E12\$ W30 S45 E10 FOP=[YR=2006] S6 E11 N2 E10 N4 W13 N2 W6 S2 W2\$ E2 N2 E6 S2 E13 FGR=[YR=2006] E21 N22 W21 S22\$ N22 E21 N23\$.									