LOT 27
CREEKSIDE #2 PB 7/32

**FARMER SAMANTHA N**
87142 BRANCH CREEK DRIVE
YULEE, FL 32097

**2026**

**51-3N-27-0262-0027-0000**

## 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 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

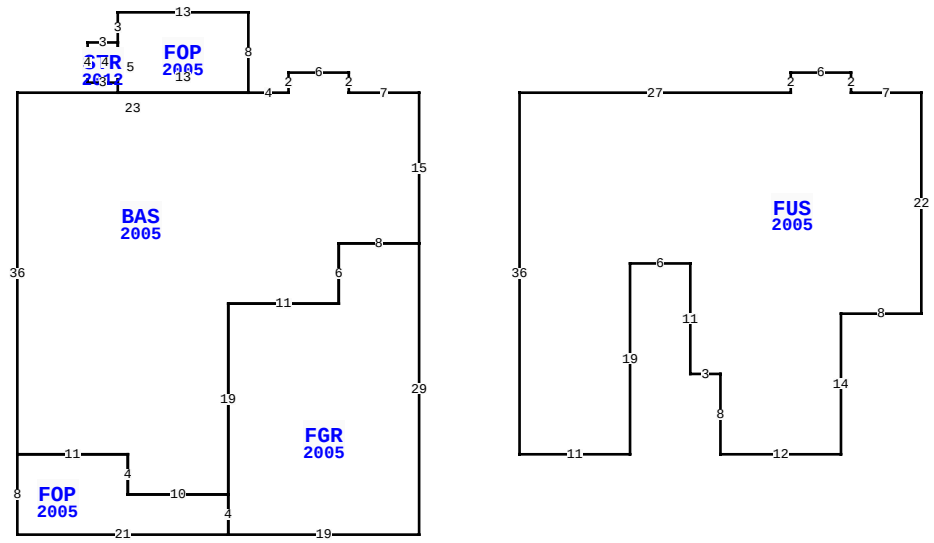
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,159 | 100 | 2005 | 1,159 | 120,113 |
| FGR | 485 | 55 | 2005 | 267 | 27,671 |
| FOP | 104 | 30 | 2005 | 31 | 3,213 |
| FOP | 128 | 30 | 2005 | 38 | 3,938 |
| FUS | 1,202 | 100 | 2005 | 1,202 | 124,569 |
| STR | 12 | 10 | 2012 | 1 | 104 |
| TOTALS | 3,090 | | | 2,698 | 279,608 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,698 | 109.6704 | 115.15 | 310,675 | 2005 | 2005 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 2361 HX Base Yr 2022




87142 BRANCH CREEK DR, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 279,608 |
| TOTAL MARKET OB/XF VALUE | | 1,740 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 346,348 |
| SOH/AGL Deduction | | 45,403 |
| ASSESSED VALUE | | 300,945 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 249,534 |
| TOTAL JUST VALUE | | 346,348 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 399,604 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M0509926 | H/AC | 0 | 06/01/2005 |
| P09111 | OTHER | 0 | 03/01/2005 |
| E14360 | ELEC OTHER | 2,000 | 02/01/2005 |
| R047013 | REPAIR/RRF | 2,800 | 12/01/2004 |
| B0414256 | NEW CONSTR | 175,294 | 12/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2393/1329 | 9/14/2020 | WD | Q | I | 01 | 277,000 |
| GRANTOR: WOLFE ANDREW B & LISA | | | | | | |
| GRANTEE: FARMER SAMANTHA N | | | | | | |
| 1740/0807 | 5/19/2011 | QC | U | I | 11 | 100 |
| GRANTOR: WOLFE ANDREW B & LASH | | | | | | |
| GRANTEE: WOLFE ANDREW B & LI | | | | | | |

## BUILDING NOTES

## 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 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2005 | 2005 | 3 | 87 | 1,740 | |

## BUILDING DIMENSIONS

BAS=[YR=2005] W7N2W6S2W4FOP=[YR=2005] N8 W13S3 STR=[YR=2012] W3 S4 E3 N4$ S5 E13$ W23 S36 FOP=[YR=2005] S8 E21 N4 W10 N4 W11$ E11 S4 E10 FGR=[YR=2005] S4 E19 N29 W8 S6 W11 S19 $ N19 E11 N6 E8 N15$ PTR= E10 FUS=[YR=2005] S36 E11 N19 E6 S11 E3 S8 E12 N14 E8 N22 W7 N2 W6 S2 W27$ W10$.

## LAND DESCRIPTION

TOTAL OB/XF 1,740

| 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 | 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