



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	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
BAS	2,385	100
FGR	531	55
FOP	42	30
FSP	426	40
TOTALS	3,384	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,860	107.0895	112.44	321,578	2006	2006	0	0	9.50	90.50
1 SINGLE FAM 100% - 2020 Heated Area: 2385 HX Base Yr 2020											
TOTALS	3,384		2,860	291,028	87178 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				291,028		
TOTAL MARKET OB/XF VALUE				3,080		
TOTAL LAND VALUE - MARKET				65,000		
TOTAL MARKET VALUE				359,108		
SOH/AGL Deduction				177,434		
ASSESSED VALUE				181,674		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				130,263		
TOTAL JUST VALUE				359,108		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				415,241		

EXTRA FEATURES										87178 BRANCH CREEK DR, YULEE				INC DATE		20/02/2006		AG DATE		04/03/2010		12/03/2010	
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080							