

LOT 33  
IN OR 1395/1401  
CREEKSIDE #2 PB 7/32

CLIFT TIMOTHY B & CHARLENE E  
87212 BRANCH CREEK DRIVE  
YULEE, FL 32097

2026

51-3N-27-0262-0033-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 90  |
| Exterior Wall            | 21  | STONE 10       |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 80      |
| Interior Floor           | 11  | CLAY TILE 20   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 4   | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

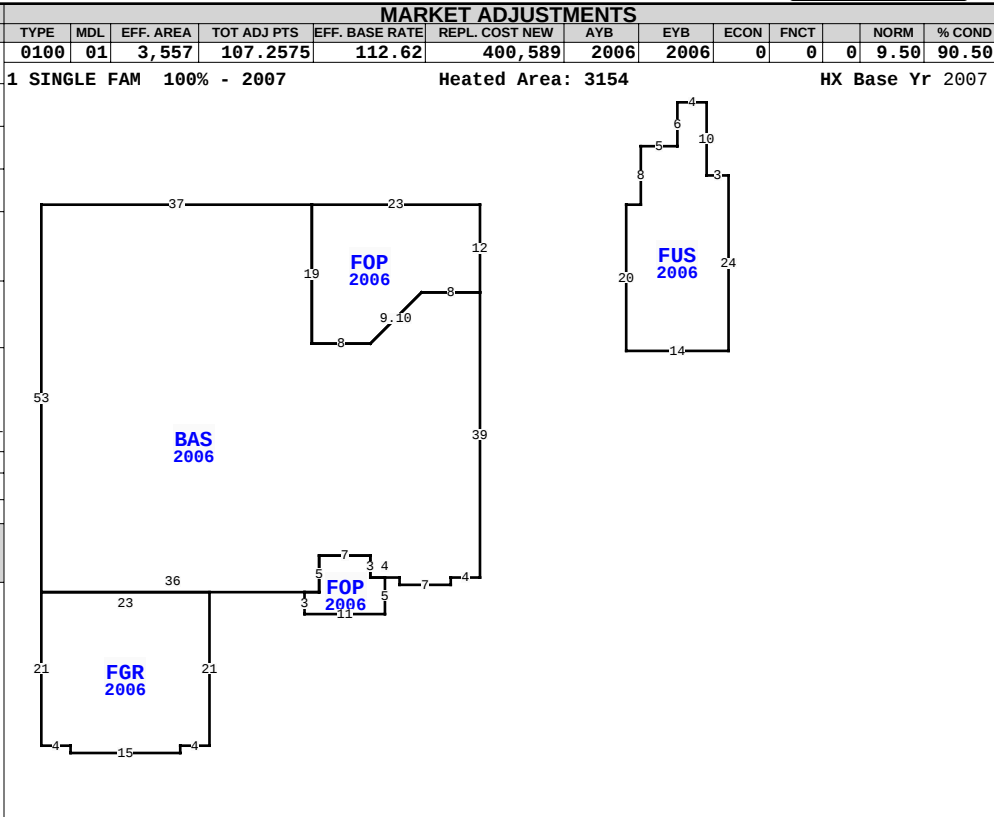
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4037.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,766            | 100         | 2006 | 2,766        | 281,914              |
| FGR       | 498              | 55          | 2006 | 274          | 27,926               |
| FOP       | 72               | 30          | 2006 | 22           | 2,243                |
| FOP       | 357              | 30          | 2006 | 107          | 10,905               |
| FUS       | 388              | 100         | 2006 | 388          | 39,546               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,081 |  |  | 3,557 | 362,533 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |
| 1              | 0504       | FP-ELECTRI  |
| 3              | 0860       | POOL/SPA    |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000134   | C   |



|                              |                                 |                |
|------------------------------|---------------------------------|----------------|
| 87212 BRANCH CREEK DR, YULEE | BLD DATE 03/03/2023 NW LGL DATE | 04/08/2026 MLU |
|                              | XF DATE 10/31/2006 JM LAND DATE |                |
|                              | INC DATE                        | AG DATE        |

| 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     | 2006        | 2006 | 3      | 88              | 1,760  |
| 3   | 0860       | POOL/SPA    | 0       | 100 | 0     | 0  | 1.00  | UT 60,000.00   | 60,000.00 | 100     | 2006        | 2006 | 05     | 85              | 51,000 |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000134   | C   |

| NASSAU COUNTY PROPERTY    |              |  |
|---------------------------|--------------|--|
| VALUATION SUMMARY         |              |  |
| VALUATION BY              | STANDARD     |  |
| Tax Group: 4              | Tax Dist:    |  |
| BUILDING MARKET VALUE     | 362,533      |  |
| TOTAL MARKET OB/XF VALUE  | 52,760       |  |
| TOTAL LAND VALUE - MARKET | 65,000       |  |
| TOTAL MARKET VALUE        | 480,293      |  |
| SOH/AGL Deduction         | 187,024      |  |
| ASSESSED VALUE            | 293,269      |  |
| TOTAL EXEMPTION VALUE     | HX HB 51,411 |  |
| BASE TAXABLE VALUE        | 241,858      |  |
| TOTAL JUST VALUE          | 480,293      |  |
| NCON VALUE                | 0            |  |
| INCOME VALUE              |              |  |
| PREVIOUS YEAR MKT VALUE   | 545,539      |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B17471     | SWIM POOL   | 60,000  | 03/01/2006 |
| B15793     | NEW CONSTR  | 225,778 | 02/21/2006 |
| B15793     | NEW CONSTR  | 225,778 | 02/21/2006 |
| M10479     | MECH OTHER  | 0       | 10/01/2005 |
| E15562     | ELEC OTHER  | 2,000   | 08/01/2005 |
| P09916     | OTHER       | 0       | 08/01/2005 |

| SALES DATA                     |           |           |
|--------------------------------|-----------|-----------|
| OFF RECORD Number              | DATE      | TYPE INST |
| 1395/1401                      | 3/14/2006 | WD Q I    |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |
| GRANTEE: CLIFT TIMOTHY B & C   |           |           |
| 1323/1356                      | 6/08/2005 | WD U V 19 |
| GRANTOR: HOLLAND LAWRENCE J &  |           |           |
| GRANTEE: SEDA CONSTRUCTION C   |           |           |

| BUILDING NOTES |  |  |
|----------------|--|--|
|                |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| FOP=[YR=2006] W23 BAS=[YR=2006] W37 S53 FGR=[YR=2006] S21 E4 S1 E15 N1 E4 N21 W23\$ E36 FOP=[YR=2006] S3 E11 N5 W2 N3 W7 S5 W2\$ E2 N5 E7 S3 E4 S1 E7 N1 E4 N39 W8 D7 L7 W8 N19\$S19 E8 R7 U7 E8 N12\$ PTR=[YR=2006] E20 FUS=[YR=2006] E2 N8 E5 N6 E4 S10 E3 S24 W14 N20\$ W20\$ . |  |  |