

HOVANEC RAYMOND/KNOX NIKKI
87224 BRANCH CREEK DR
YULEE, FL 32097

51-3N-27-0262-0034-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

31

03

03

05

13

11

01

04

02

1.

00

04

0100

4037.00

2,683

HARDIE BRD 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

LVT/LAMNT 70

CLAY TILE 30

CENTRAL 100

AIR DUCTED 100

4 100

2 100

WOOD FRAME 100

1. 100

0 100

NONE 100

04 Quality Level 04

SINGLE FAMILY

MKT AREA

04

4037.00

2,295

267,843

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,295117.6147123.50283,43220132013005.5094.50

1 SINGLE FAM 100% - 2024Heated Area: 1987HX Base Yr 2024

FOP
2013

FST
2013

FGR
2013

FOP
2013

BAS
2013

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE267,843

TOTAL MARKET OB/XF VALUE1,880

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE334,723

SOH/AGL Deduction0

ASSESSED VALUE334,723

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE283,312

TOTAL JUST VALUE334,723

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE387,135

PERMIT NUMDESCRIPTIONAMTISSUED

B1327145CO ISSUED002/13/2014

E1326319NEW CONSTR007/01/2013

M1318540FOR NEW SFR007/01/2013

B1327145NEW CONSTR235,16605/01/2013

1326170WIRE SFR005/01/2013

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

2669/9849/11/2023WDQI01386,000

GRANTOR:FALLIN JACK EDWARD &

GRANTEE:HOVANEC RAYMOND

2319/057411/15/2019WDQI01272,000

GRANTOR:BELL SUSAN F & DONALD

GRANTEE:FALLIN JACK EDWARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FOP=[YR=2013] N8 W21 S8 E21\$ W32 S48 E9
FOP=[YR=2013] S5 E23 N5 FGR=[YR=2013] E18 N21 W5
FST=[YR=2013] W5 S3 E5 N3\$ S3 W5 N3 W9 S21 E1\$ W13 N2 W7 S2
W3\$ E3 N2 E7 S2 E12 N21 E19 N27\$.

LAND DESCRIPTIONTOTAL OB/XF1,880

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/09/2026 BY SYS