

LOT 40
IN OR 1433/1246
CREEKSIDE #2 PB 7/32

FRAZIER ALBERT LEE & SUSAN N
87205 BRANCH CREEK DRIVE
YULEE, FL 32097

2026

51-3N-27-0262-0040-0000



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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

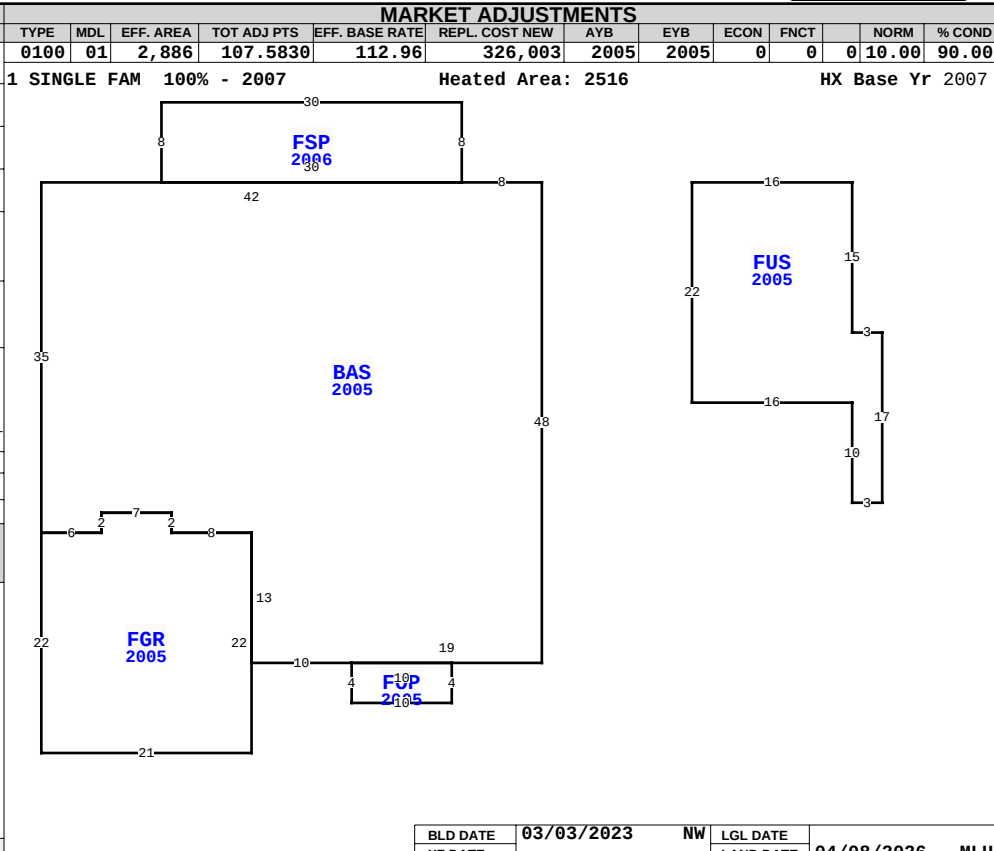
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,113	100	2005	2,113	214,816
FGR	476	55	2005	262	26,636
FOP	40	30	2005	12	1,220
FSP	240	40	2006	96	9,760
FUS	403	100	2005	403	40,971
TOTALS	3,272			2,886	293,403

EXTRA FEATURES														
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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



TOTAL OB/XF														
3,045														

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		293,403	
TOTAL MARKET OB/XF VALUE		3,045	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		361,448	
SOH/AGL Deduction		150,187	
ASSESSED VALUE		211,261	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		159,850	
TOTAL JUST VALUE		361,448	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		426,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011824	REMODEL	16,809	08/03/2022
B18616	REMODEL	4,395	10/01/2006
M09563	OTHER	0	04/01/2005
E14363	ELEC OTHER	2,000	02/01/2005
P0508971	OTHER	0	02/01/2005
R046959	REPAIR/RRF	2,800	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1433/1246	8/01/2006	WD	Q	I		300,000	
GRANTOR: MILLER THOMAS & ALICE							
GRANTEE: FRAZIER ALBERT LEE							
1340/0832	8/09/2005	WD	Q	I		266,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: MILLER THOMAS & ALI							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2005] W8 FSP=[YR=2006] N8 W30 S8 E30\$ W42 S35 FGR=[YR=2005] S22 E21 N22 W8 N2 W7 S2 W6\$ E6 N2 E7 S2 E8 S13 E10 FOP=[YR=2005] S4 E10 N4 W10\$ E19 N48\$ PTR=E15 FUS=[YR=2005] E16 S15 E3 S17 W3 N10 W16 N22\$ W15\$.														