

HAMM JONATHAN R & STACEY D
87167 BRANCH CREEK DRIVE
YULEE, FL 32097

51-3N-27-0262-0041-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD		05		AVERAGE 70		0100		MDL		01		2,401		107.9421		113.34		272,129		2007		2007		0		0		0		8.65		91.35	
Exterior Wall		16		WD FR STUC 30		1 SINGLE FAM		100% - 2008		Heated Area: 2141		HX Base Yr 2008																							
Roof Structure		03		GABLE/HIP 100																															
Roof Cover		03		COMP SHNGL 100																															
Interior Wall		05		DRYWALL 100																															
Interior Floo		14		CARPET 70																															
Interior Floo		08		SHT VINYL 30																															
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		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		2,141		100		2007		2,141		221,671																									
FGR		420		55		2007		231		23,917																									
FOP		63		30		2007		19		1,967																									
PTO		190		5		2007		10		1,035																									
TOTALS		2,814						2,401		248,590																									
EXTRA FEATURES										87167 BRANCH CREEK DR, YULEE										BLD DATE 03/03/2023 NW LGL DATE 04/08/2026 MLU															
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 2007 2007 3 89 1,780															