LOT 43
CREEKSIDE #2 PB 7/32

EDWARDS THOMAS Z
87129 BRANCH CREEK DRIVE
YULEE, FL 32097

2026

51-3N-27-0262-0043-0000

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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

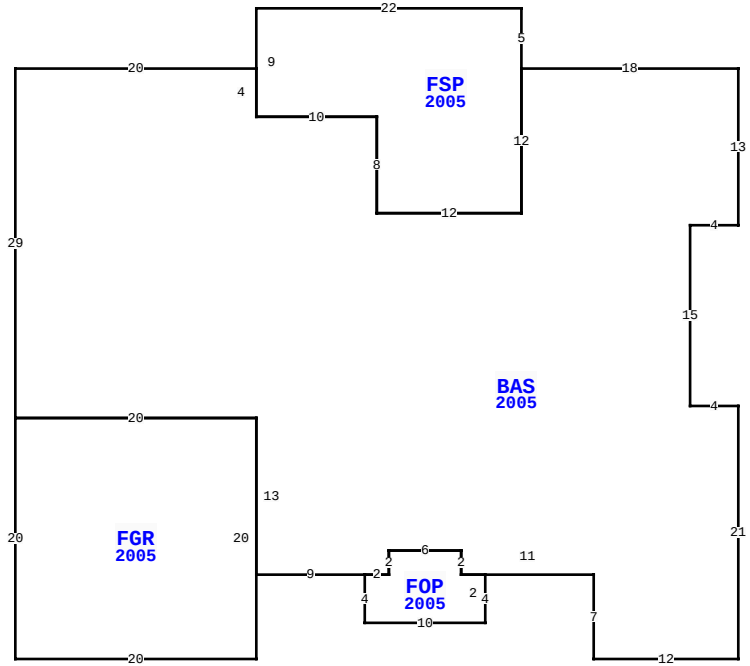
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	2005	2,088	225,373
FGR	400	55	2005	220	23,747
FOP	52	30	2005	16	1,727
FSP	294	40	2005	118	12,737
TOTALS	2,834			2,442	263,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,442	114.2190	119.93	292,869	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2006 Heated Area: 2088 HX Base Yr 2006



87129 BRANCH CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,582
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		331,627
SOH/AGL Deduction		138,048
ASSESSED VALUE		193,579
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,168
TOTAL JUST VALUE		331,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14506	ELEC OTHER	2,000	03/01/2005
M09484	MECH OTHER	0	03/01/2005
B14563	NEW CONSTR	153,583	02/01/2005
P09104	OTHER	0	02/01/2005
R07231	REPAIR/RRF	2,800	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	8/09/2005	CN	Q	I		244,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: EDWARDS THOMAS Z						
1285/0341	1/03/2005	WD	U	V	19	40,000
GRANTOR: HOLLAND LAWRENCE J &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] N5 W22 S9 E10 S8 E12 N12$ S12 W12 N8 W10 N4 W20 S29 FGR=[YR=2005] S20 E20 N20 W20$ E20 S13 E9 FOP=[YR=2005] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11 S7 E12 N21 W4 N15 E4 N13$.

EXTRA FEATURES

LN	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	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

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