

LOT 48  
IN OR 2113/1904  
CREEKSIDE #2 PB 7/32

KREMIN JON E & ELAINE G  
87039 BRANCH CREEK DRIVE  
YULEE, FL 32097

2026

51-3N-27-0262-0048-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 05 AVERAGE 70     |
| Exterior Wall            | 16 WD FR STUC 30  |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 80      |
| Interior Floor           | 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                  | 1.5 1.5 100       |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

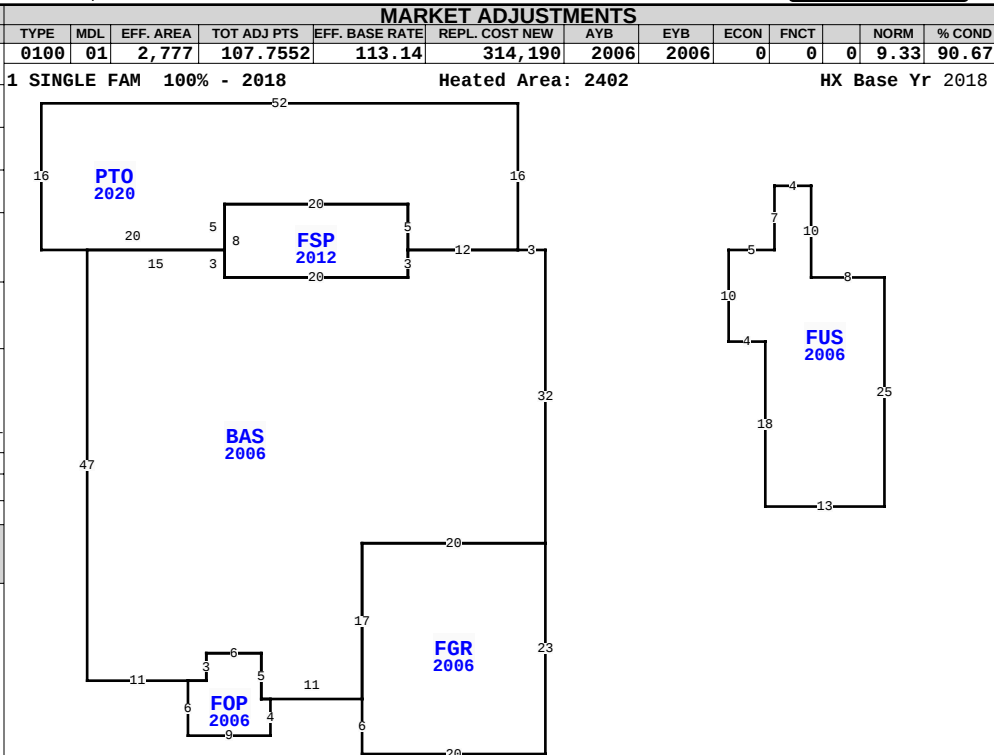
|          |                     |
|----------|---------------------|
| Quality  | 04 Quality Level 04 |
| DOR CODE | 0100 SINGLE FAMILY  |

|                  |          |    |
|------------------|----------|----|
| 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       | 1,994            | 100         | 2006 | 1,994        | 204,552              |
| FGR       | 460              | 55          | 2006 | 253          | 25,953               |
| FOP       | 70               | 30          | 2006 | 21           | 2,154                |
| FSP       | 160              | 40          | 2012 | 64           | 6,565                |
| FUS       | 408              | 100         | 2006 | 408          | 41,854               |
| PTO       | 732              | 5           | 2020 | 37           | 3,795                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,824 |  |  | 2,777 | 284,876 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |
| 1              | 0504       |
| 3              | 0911       |



|                              |                        |           |                |
|------------------------------|------------------------|-----------|----------------|
| 87039 BRANCH CREEK DR, YULEE | BLD DATE 03/03/2023 NW | LGL DATE  | 04/08/2026 MLU |
|                              | XF DATE                | 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   | 0911       | SCRN RM A   | 0 100   | 16 41 | 656.00 | SF | 18.00    | 18.00          | 100       | 2020    | 2020        | 3 | 82     | 9,683           |       |

| LAND DESCRIPTION |          | TOTAL OB/XF 11,443 |                      |     |      |          |       |       |             |           |     |          |        |         |            |
|------------------|----------|--------------------|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|
| L N              | USE CODE | CLS                | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE |
| 1                | 000134   | C                  | RES POND             | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 65,000.00  |

|             |            |    |    |                   |                          |           |                 |                |
|-------------|------------|----|----|-------------------|--------------------------|-----------|-----------------|----------------|
| REVIEW DATE | 01/01/2023 | BY | CD | Total Acres: 0.00 | Total Land Value: 65,000 | Market: 0 | Agricultural: 0 | Common: 65,000 |
|-------------|------------|----|----|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 1 | 4       |
|---------------------------|--------------|-------------|---------|
| VALUATION SUMMARY         |              | STANDARD    |         |
| VALUATION BY              | Tax Group: 4 | Tax Dist:   |         |
| BUILDING MARKET VALUE     |              |             | 284,876 |
| TOTAL MARKET OB/XF VALUE  |              |             | 11,443  |
| TOTAL LAND VALUE - MARKET |              |             | 65,000  |
| TOTAL MARKET VALUE        |              |             | 361,319 |
| SOH/AGL Deduction         |              |             | 160,602 |
| ASSESSED VALUE            |              |             | 200,717 |
| TOTAL EXEMPTION VALUE     | HX HB        |             | 51,411  |
| BASE TAXABLE VALUE        |              |             | 149,306 |
| TOTAL JUST VALUE          |              |             | 361,319 |
| NCON VALUE                |              |             | 0       |
| INCOME VALUE              |              |             |         |
| PREVIOUS YEAR MKT VALUE   |              |             | 416,345 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B199305    | SCRN ENCL   | 9,050   | 11/07/2019 |
| M10896     | MECH OTHER  | 0       | 01/01/2006 |
| E16369     | ELEC OTHER  | 2,000   | 12/01/2005 |
| P10431     | OTHER       | 0       | 12/01/2005 |
| B16579     | CO ISSUED   | 171,151 | 11/01/2005 |
| R08564     | REPAIR/RRF  | 2,800   | 11/01/2005 |

| SALES DATA                     |           |           |     |     |            |
|--------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 2113/1904                      | 4/14/2017 | WD Q      | I   | I   | 01         |
| GRANTOR: MCNIEL HERBERT ED & K |           |           |     |     | SALE PRICE |
| GRANTEE: KREMIN JON EDWARD &   |           |           |     |     | 224,000    |
| 1468/1590                      | 1/02/2007 | WD U      | I   | I   | 21         |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |     |     | 260,200    |
| GRANTEE: MCNIEL HERBERT ED &   |           |           |     |     |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                           |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=2006] W3 PTO=[YR=2020] N16 W52 S16 E20 N5 E20 S5 E12\$ W12 FSP=[YR=2012] N5 W20 S8 E20 N3\$ S3 W20 N3 W15 S47 E11 FOP=[YR=2006] S6 E9 N4 W1 N5 W6 S3 W2\$ E2 N3 E6 S5 E11 FGR=[YR=2006] S6E20 N23 W20 S17\$ N17 E20 N32\$ PTR=[YR=2006] E20 FUS=[YR=2006] E5 N7 E4 S10 E8 S25 W13 N18 W4 N10\$ W20\$. |  |