



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

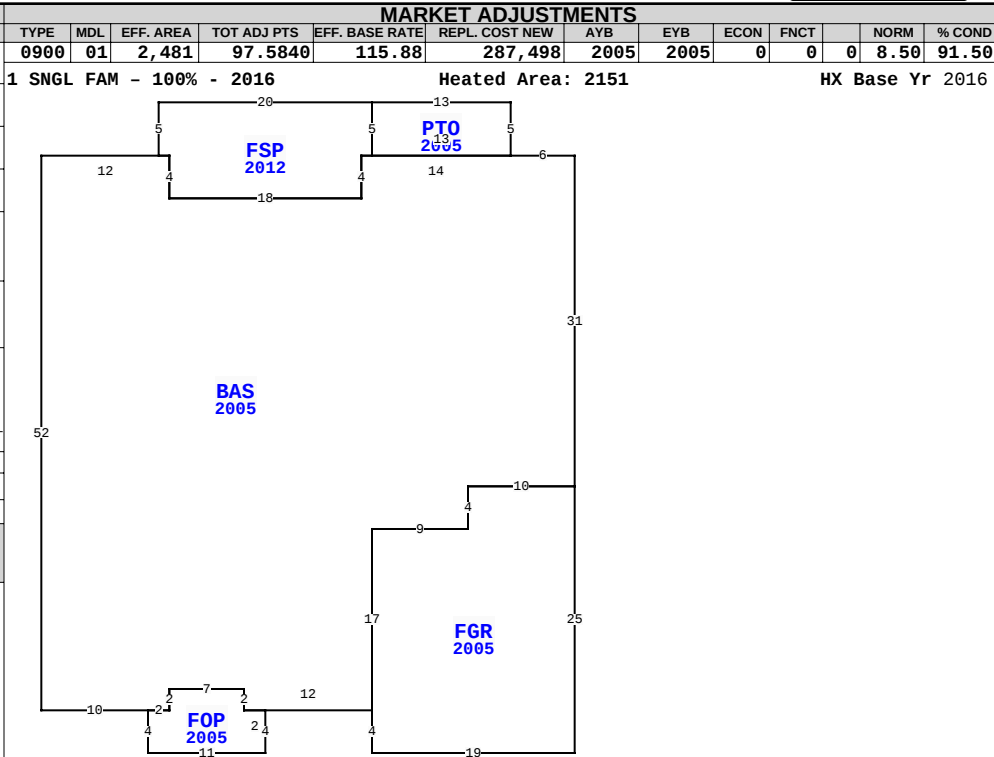
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4037.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,151	100	2,151	228,071
FGR	439	55	241	25,553
FOP	58	30	17	1,803
FSP	172	40	69	7,316
PTO	65	5	3	318

TOTALS	2,885		2,481	263,061
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,017.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00



87086 BRANCH CREEK DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/15/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					263,061				
TOTAL MARKET OB/XF VALUE					6,689				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					344,750				
SOH/AGL Deduction					144,738				
ASSESSED VALUE					200,012				
TOTAL EXEMPTION VALUE					HX HB WR 55,000				
BASE TAXABLE VALUE					145,012				
TOTAL JUST VALUE					344,750				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					248,104				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09382	MECH OTHER	0	03/01/2005
E14364	ELEC OTHER	2,000	02/01/2005
P0508967	OTHER	0	02/01/2005
R047046	REPAIR/RRF	2,800	12/01/2004
B0414297	NEW CONSTR	157,430	12/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2593/1766	10/03/2022	LE	U	I	11	100			
GRANTOR: SANTIAGO NIXON E									
GRANTEE: CRUZ CARMEN M S & N									
1998/1968	6/30/2015	SW	U	I	12	167,000			
GRANTOR: THE BANK OF NEW YORK									
GRANTEE: SANTIAGO NIXON E &									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2005] W6 PTO=[YR=2005] N5 W13 FSP=[YR=2012] W20 S5 E1 S4 E18 N4 E1 N5\$ S5 E13\$ W14 S4 W18 N4 W12 S52 E10 FOP=[YR=2005] S4 E11 N4 W2 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 FGR=[YR=2005] S4 E19 N25 W10 S4 W9 S17\$ N17 E9 N4 E10 N31\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00