

LOT 31
IN OR 1337/1195
CREEKSIDE #2 PB 7/32

RIVERA JOSE ORLANDO DIAZ/SANTIAGO MARIANNE SANCHEZ
87190 BRANCH CREEK DRIVE
YULEE, FL 32097

2023

51-3N-27-0262-0031-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	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	2,286	100	2,286	242,385
FGR	441	55	243	25,765
FOP	84	30	25	2,651
FOP	192	30	58	6,150
TOTALS	3,003		2,612	276,951

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	742.00	SF	5.20	5.20	
3	0910	SCRN RM L	0	100	0	0	836.00	SF	15.00	15.00	
4	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	500.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,612	97.5840	115.88	302,679	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2006 Heated Area: 2286 HX Base Yr 2006											
87190 BRANCH CREEK DR, YULEE											
BLD DATE 03/03/2023 NW LGL DATE 06/15/2023 MLU											
XF DATE INC DATE											
AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		276,951	
TOTAL MARKET OB/XF VALUE		32,585	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		384,536	
SOH/AGL Deduction		187,155	
ASSESSED VALUE		197,381	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		147,381	
TOTAL JUST VALUE		384,536	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,095	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22826	SWIM POOL	35,000	09/01/2009
B22894	XFOB	7,800	09/01/2009
M09383	MECH OTHER	0	03/01/2005
P0508964	OTHER	0	02/01/2005
E0414010	ELEC OTHER	2,000	12/01/2004
R046923	REPAIR/RRF	2,800	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1337/1195	8/01/2005	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: RIVERA JOSE O D & M					
1272/0807	11/09/2004	WD	U	V	19
GRANTOR: HOLLAND LAWRENCE J &					243,400
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W15 FOP=[YR=2005] N4 W25 S4 E1 S4 E23 N4 E1\$ W1 S4 W23 N4 W15 S47 E12 FOP=[YR=2005] S7 E10 N5 W2 N5 W6 S3 W2\$ E2 N3 E6 S5 E13 FGR=[YR=2005] S11 E21 N21 W21 S10\$ N10 E21 N39\$.											