LOT 23
CREEKSIDE #2 PB 7/32

SANTIAGO NIXON E L/E/
87086 BRANCH CREEK DR
YULEE, FL 32097

2024

51-3N-27-0262-0023-0000

BUILDING CHARACTERISTICS

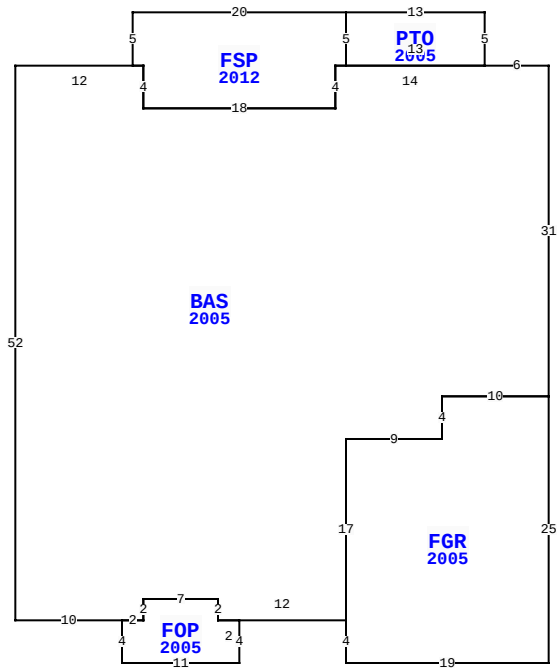
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	238,765
FGR	439	55	241	26,751
FOP	58	30	17	1,887
FSP	172	40	69	7,659
PTO	65	5	3	333
TOTALS	2,885		2,481	275,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,481	97.5840	121.98	302,632	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2016 Heated Area: 2151 HX Base Yr 2016



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

87086 BRANCH CREEK DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,395
TOTAL MARKET OB/XF VALUE		6,613
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		357,008
SOH/AGL Deduction		150,996
ASSESSED VALUE		206,012
TOTAL EXEMPTION VALUE	HX HB WR SX	105,000
BASE TAXABLE VALUE		101,012
TOTAL JUST VALUE		357,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,750

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$.

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	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,017.00	SF	4.00	4.00	100	2005	2005	3	86	3,498	

LAND DESCRIPTION

TOTAL OB/XF 6,613

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	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS