LOT 19
IN OR 2077/1545
CREEKSIDE #2 PB 7/32

SNYDER CAROLYN S
87026 BRANCH CREEK DR
YULEE, FL 32097

2025

51-3N-27-0262-0019-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	11	CLAY TILE 30
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

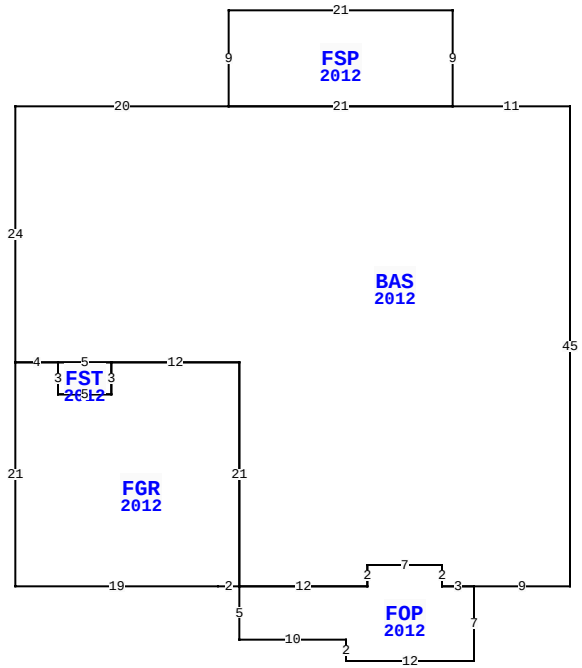
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100	2012	1,885	245,851
FGR	426	55	2012	234	30,520
FOP	148	30	2012	44	5,739
FSP	189	40	2012	76	9,912
FST	15	55	2012	8	1,043
TOTALS	2,663			2,247	293,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,247	105.1099	138.75	311,771	2012	2012	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2018 Heated Area: 1885 HX Base Yr 2018



87026 BRANCH CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,065
TOTAL MARKET OB/XF VALUE		4,171
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		372,236
SOH/AGL Deduction		165,482
ASSESSED VALUE		206,754
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		151,032
TOTAL JUST VALUE		372,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25638	CO ISSUED	0	06/05/2012
M16970	H/AC	0	03/01/2012
E24794	NEW CONSTR	0	02/01/2012
B25638	NEW CONSTR	218,229	02/01/2012
E24672	NEW CONSTR	0	02/01/2012
R10957	REPAIR/RRF	2,800	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2077/1545	10/13/2016	WD	Q	I	01	205,000
GRANTOR: STROBEL JUDY A						
GRANTEE: SNYDER FRANK D IV &						
1819/0866	10/05/2012	WD	Q	I	02	188,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STROBEL NORMAN J &						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	793.00	SF	5.20	5.20	100	2012	2012	3	92	3,794	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2012	2012	3	92	377	

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W11 W21 W20 S24 E4 E5 E12 S21 E12 N2 E7 S2 E3 E9 N45 $
FGR=[YR=2012;ORIG=-52,24] S21 E19 E2 N21 W12 S3 W5 N3 W4 $
FSP=[YR=2012;ORIG=-11,0] N9 W21 S9 E21 $
FOP=[YR=2012;ORIG=-31,45] S5 E10 S2 E12 N7 W3 N2 W7 S2 W12 $
FST=[YR=2012;ORIG=-43,24] W5 S3 E5 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,171

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	RES	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 04/22/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS