LOT 36
IN OR 2205/1015
CREEKSIDE #2 PB 7/32

SWANSON SANDRA L
87250 BRANCH CREEK DR
YULEE, FL 32097

2025

51-3N-27-0262-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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

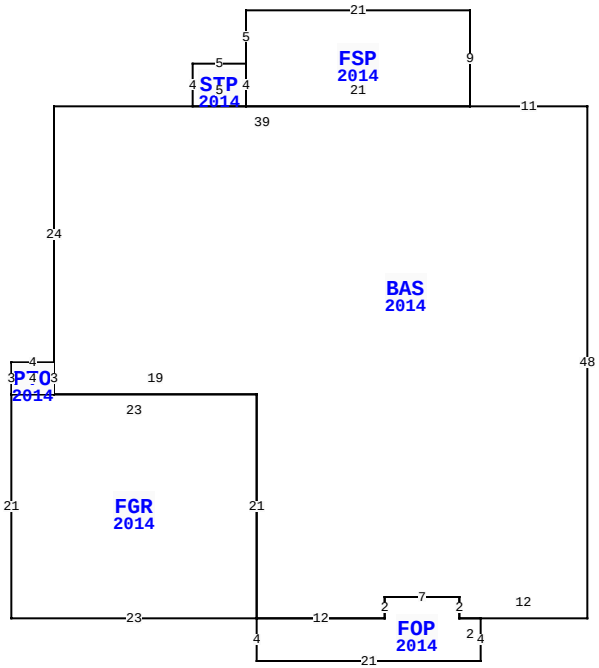
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	2014	1,987	277,503
FGR	483	55	2014	266	37,150
FOP	98	30	2014	29	4,050
FSP	189	40	2014	76	10,614
PTO	12	5	2014	1	139
STP	20	10	2014	2	279
TOTALS	2,789			2,361	329,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,361	110.7890	146.24	345,273	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2020 Heated Area: 1987 HX Base Yr 2020



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

87250 BRANCH CREEK DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,736
TOTAL MARKET OB/XF VALUE		7,546
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		412,282
SOH/AGL Deduction		148,726
ASSESSED VALUE		263,556
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		212,834
TOTAL JUST VALUE		412,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428872	CO ISSUED	0	10/17/2014
B1428872	NEW CONSTR	247,267	06/01/2014
R11121	REPAIR/RRF	2,800	03/01/2008
B21222	NEW CONSTR	173,580	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1015	6/22/2018	WD	Q	I	01	237,000
GRANTOR: DOOLEY LYNN R						
GRANTEE: SWANSON SANDRA L						
1947/0349	11/04/2014	WD	Q	I	01	249,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DOOLEY LYNN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W11 FSP=[YR=2014] N9 W21 S5 STP=[YR=2014] W5 S4 E5 N4$ S4 E21$ W39 S24 PTO=[YR=2014] W4 S3 FGR=[YR=2014] S21 E23 N21 W23$ E4 N3$ S3 E19 S21 FOP=[YR=2014] S4 E21 N4 W2 N2 W7 S2 W12$ E12 N2 E7 S2 E12 N48$.

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	2014	2014	3	96	3,360	
2	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50	6.50	100	2014	2014	3	94	422	
3	0811	CONCRETE B	0	100	0	0	770.00	SF	5.20	5.20	100	2014	2014	3	94	3,764	

LAND DESCRIPTION

TOTAL OB/XF 7,546

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 07/28/2020 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS