LOT 46
CREEKSIDE #2 PB 7/32

ESML LLC
10 MALLARD CIR
SHREWSBURY, MA 01545

2025

51-3N-27-0262-0046-0000

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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

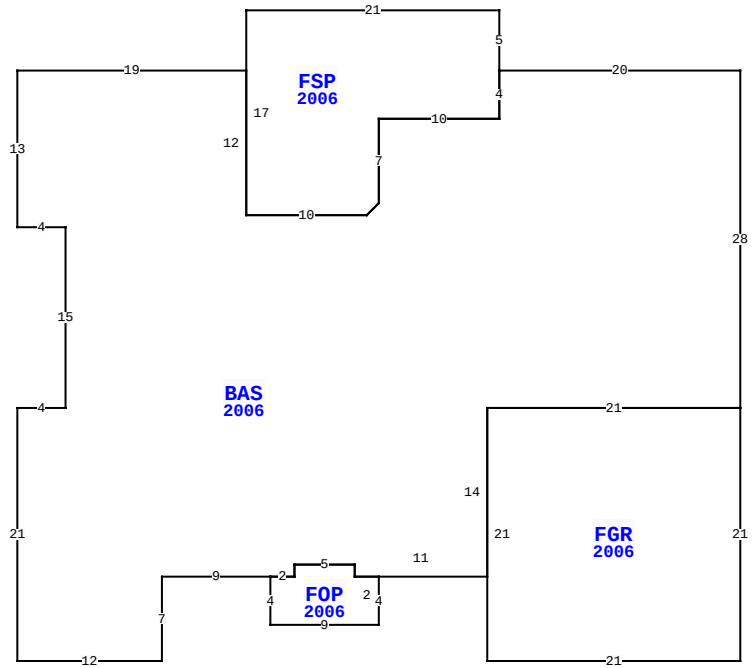
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2006	2,074	263,491
FGR	441	55	2006	243	30,872
FOP	41	30	2006	12	1,524
FSP	277	40	2006	111	14,102
TOTALS	2,833			2,440	309,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,440	105.7616	139.61	340,648	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2074 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE	11/03/2006 JM	LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

87069 BRANCH CREEK DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	309,990
TOTAL MARKET OB/XF VALUE	3,694
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	388,684
SOH/AGL Deduction	41,997
ASSESSED VALUE	346,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,687
TOTAL JUST VALUE	388,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17070	ELEC OTHER	2,000	04/01/2006
M11264	MECH OTHER	0	03/01/2006
C17220	CO ISSUED	153,773	02/01/2006
R08969	REPAIR/RRF	2,800	02/01/2006
B17220	NEW CONSTR	153,773	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2394/0566	6/26/2020	WD	U	I	12	195,000
GRANTOR: MTGLQ INVESTORS LP						
GRANTEE: ESML LLC						
2259/0280	3/05/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MTGLQ INVESTORS LP						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21BAS=[YR=2006] N28W20FSP20 06=N5W21S17E10 U1 R1 N7E10N4$S4 W10S7 D1 L1 W10N12W19S13E4S15W4 S21E12N7E9FOP=[YR=2006] S4E9N4W2N1W5 S1W2$E2N1E5S1E11N14E21$W21S21E 21$.

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	0	0	0	826.00	SF	5.20	5.20	100	2006	2006	3	86	3,694	

LAND DESCRIPTION

TOTAL OB/XF 3,694

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	000134	C	RES POND	0		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 07/30/2025 BY SYS