LOT 25
CREEKSIDE #2 PB 7/32

MABERTO ELISE M L/E/
1537 MANITA LANE
FERNANDINA BEACH, FL 32034

2026

51-3N-27-0262-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

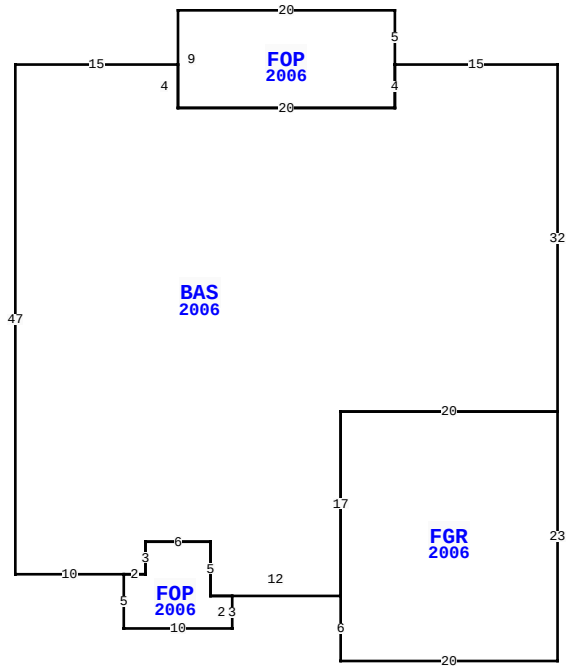
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,976	100	2006	1,976	208,674
FGR	460	55	2006	253	26,718
FOP	64	30	2006	19	2,006
FOP	180	30	2006	54	5,702
TOTALS	2,680			2,302	243,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,302	111.1320	116.69	268,620	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 0 Heated Area: 1976 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE	10/30/2006	JM	LAND DATE 04/08/2026 MLU
INC DATE			AG DATE

87112 BRANCH CREEK DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	243,101
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	311,181
SOH/AGL Deduction	0
ASSESSED VALUE	311,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,181
TOTAL JUST VALUE	311,181
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10894	MECH OTHER	0	01/01/2006
C16537	CO ISSUED	147,998	11/01/2005
B16537	NEW CONSTR	147,998	11/01/2005
E16161	ELEC OTHER	2,000	11/01/2005
P10343	OTHER	0	11/01/2005
R08542	REPAIR/RRF	2,800	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/1955	5/12/2020	WD	U	I	11	100
GRANTOR: MABERTO ELISE M						
GRANTEE: MABERTO ELISE M REV						
1773/0709	12/23/2011	WD	U	I	38	141,200
GRANTOR: FLEMMONS BRAD J & JAN						
GRANTEE: MABERTO ELISE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 FOP=[YR=2006] N5 W20 S9 E20 N4$ S4 W20 N4 W15 S47 E10 FOP=[YR=2006] S5 E10 N3 W2 N5 W6 S3 W2$ E2 N3 E6 S5 E12 FGR=[YR=2006] S6 E20 N23 W20 S17$ N17 E20 N32$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS