LOT 31
IN OR 1337/1195
CREEKSIDE #2 PB 7/32

RIVERA JOSE ORLANDO DIAZ/SANTIAGO MARIANNE SANCHEZ
87190 BRANCH CREEK DRIVE
YULEE, FL 32097

2026

51-3N-27-0262-0031-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

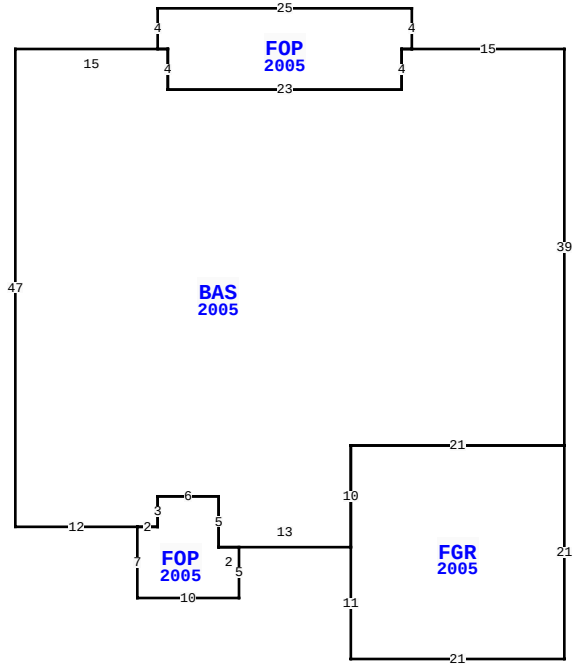
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,286	100	2005	2,286	233,001
FGR	441	55	2005	243	24,768
FOP	84	30	2005	25	2,548
FOP	192	30	2005	58	5,912
TOTALS	3,003			2,612	266,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,612	107.8560	113.25	295,809	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2006 Heated Area: 2286 HX Base Yr 2006



87190 BRANCH CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,228
TOTAL MARKET OB/XF VALUE		50,232
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		381,460
SOH/AGL Deduction		166,614
ASSESSED VALUE		214,846
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,435
TOTAL JUST VALUE		381,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22826	SWIM POOL	35,000	09/01/2009
B22894	XFOB	7,800	09/01/2009
M09383	MECH OTHER	0	03/01/2005
P0508964	OTHER	0	02/01/2005
E0414010	ELEC OTHER	2,000	12/01/2004
R046923	REPAIR/RRF	2,800	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/1195	8/01/2005	WD	Q	I		243,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RIVERA JOSE O D & M						
1272/0807	11/09/2004	WD	U	V	19	160,000
GRANTOR: HOLLAND LAWRENCE J &						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2005] N4 W25 S4 E1 S4 E23 N4 E1$ W1 S4 W23 N4 W15 S47 E12 FOP=[YR=2005] S7 E10 N5 W2 N5 W6 S3 W2$ E2 N3 E6 S5 E13 FGR=[YR=2005] S11 E21 N21 W21 S10$ N10 E21 N39$.

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	87	3,045	
3	0911	SCRN RM A	0	100	42	20	840.00	SF	18.00	18.00	100	2009	2009	3	31	4,687	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2009	2009	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 50,232

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	100	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 04/22/2024 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS