LOT 35
IN OR 2061/875
CREEKSIDE #2 PB 7/32

LUNA JERONIMO & VERONICA
87238 BRANCH CREEK DRIVE
YULEE, FL 32097

2026

51-3N-27-0262-0035-0000

BUILDING CHARACTERISTICS

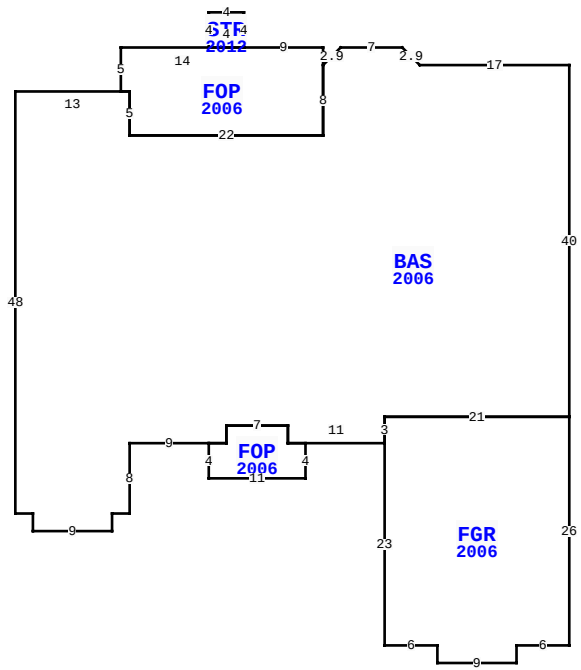
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	02	CAPE COD 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	2,557	100	2006	2,557	268,364
FGR	564	55	2006	310	32,536
FOP	58	30	2006	17	1,784
FOP	225	30	2006	68	7,137
STR	16	10	2012	2	210
TOTALS	3,420			2,954	310,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,954	110.4453	115.97	342,575	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2017 Heated Area: 2557 HX Base Yr 2017



87238 BRANCH CREEK DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,030
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		376,790
SOH/AGL Deduction		117,149
ASSESSED VALUE		259,641
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,230
TOTAL JUST VALUE		376,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11750	MECH OTHER	0	07/01/2006
E0617469	ELEC OTHER	2,000	06/01/2006
P0611237	OTHER	0	06/01/2006
C17858	CO ISSUED	226,380	05/01/2006
R09354	REPAIR/RRF	2,800	05/01/2006
B17858	NEW CONSTR	226,380	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2061/0875	7/26/2016	WD	Q	I	01	253,200
GRANTOR: REGISTER LAUREN & JON						
GRANTEE: LUNA JERONIMO & VER						
1859/0802	5/31/2013	WD	Q	I	02	224,500
GRANTOR: PHILLIPS DAVID J JR &						
GRANTEE: REGISTER LAUREN & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 L2 U2 W7 D2 L2 FOP=[YR=2006] N2 W9 STR=[YR=2012] N4 W4 S4 E4$ W14 S5 E1 S5 E22 N8$ S8 W22 N5 W13 S48 E2 S2 E9 N2 E2 N8 E9 FOP=[YR=2006] S4 E11 N4 W2 N2 W7 S2 W2$ E2 N2 E7 S2 E11 FGR=[YR=2006] S23 E6 S2 E9 N2 E6 N26 W21 S3$ N3 E21 N40$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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	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