LOT 435
IN OR 2150/1506
HERON ISLES #2 PB 7/218

PHELPS LARAN W
96072 OUT CREEK WAY
YULEE, FL 32097

2023

37-3N-28-0740-0435-0000

BUILDING CHARACTERISTICS

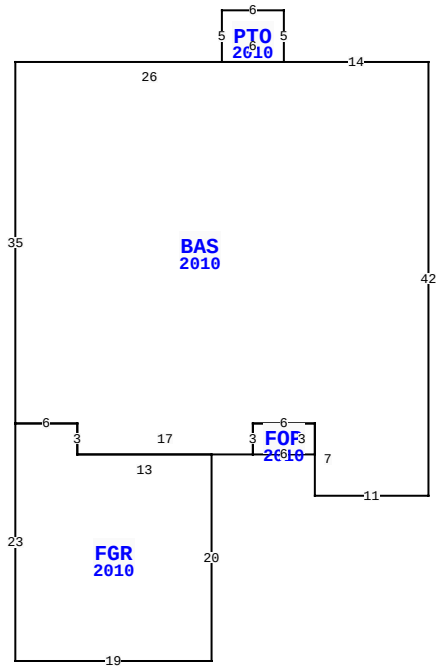
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	1,528	162,405
FGR	398	55	219	23,276
FOP	18	30	5	531
PTO	30	5	2	212
TOTALS	1,974		1,754	186,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	125.2900	113.07	198,325	2010	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1528 HX Base Yr 2018



96072 OUT CREEK WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,426
TOTAL MARKET OB/XF VALUE		4,694
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		246,120
SOH/AGL Deduction		89,730
ASSESSED VALUE		156,390
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,390
TOTAL JUST VALUE		246,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23251	CO ISSUED	0	05/10/2010
E22471	ELEC OTHER	0	03/01/2010
P14132	OTHER	0	02/01/2010
B23251	NEW CONSTR	196,218	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2150/1506	10/06/2017	WD	Q	I	02	176,500
GRANTOR: SCHOFIELD JOHN						
GRANTEE: PHELPS LARAN W						
1678/1222	5/24/2010	WD	Q	I	01	146,000
GRANTOR: D R HORTON INC						
GRANTEE: SCHOFIELD JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W14 PTO=[YR=2010] N5 W6 S5 E6 $ W26 S35
FGR=[YR=2010] S23 E19 N20 W13 N3 W6 $ E6 S3 E17
FOP=[YR=2010] E6 N3 W6 S3 $ N3 E6 S7 E11 N42 $.

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	100	0	0	672.00	SF	5.20	5.20	100	2010	2010	3	92	3,215	
2	1076	TRELLIS A	0	100	10	12	120.00	SF	7.50	7.50	100	2012	2012	3	71	639	
3	1242	WD DECK A	0	100	14	10	140.00	SF	10.00	10.00	100	2012	2012	3	60	840	

LAND DESCRIPTION

TOTAL OB/XF 4,694

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	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/02/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS