LOT 438
IN OR 2067/1183
HERON ISLES #2 PB 7/218

COURTNEY CAROLYN DEACON
1693 TIMBER CROSSING LANE
JACKSONVILLE, FL 32225

2023

37-3N-28-0740-0438-0000

BUILDING CHARACTERISTICS

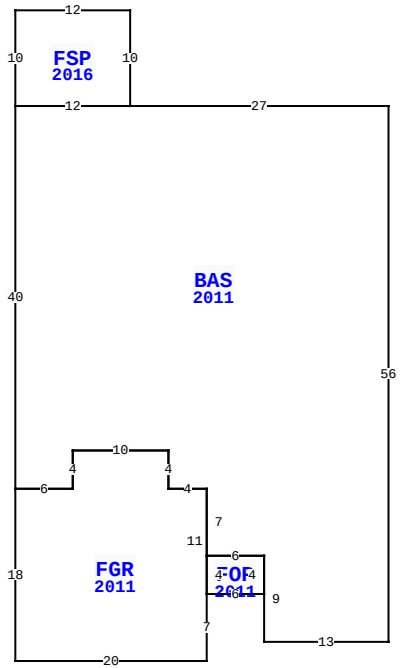
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,770	100	1,770	180,739
FGR	400	55	220	22,465
FOP	24	30	7	715
FSP	120	40	48	4,902
TOTALS	2,314		2,045	208,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,045	119.2268	107.60	220,042	2011	2011	0	0	0	5.10	94.90

1 SINGLE FAM – 0% - 0 Heated Area: 1770 HX Base Yr



96096 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	208,820
TOTAL MARKET OB/XF VALUE	4,743
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	268,563
SOH/AGL Deduction	47,474
ASSESSED VALUE	221,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,089
TOTAL JUST VALUE	268,563
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632562	SCRNROOM	2,700	06/01/2016
B1124568	CO ISSUED	0	06/15/2011
M16157	H/AC	0	05/01/2011
B24568	NEW CONSTR	194,927	04/01/2011
E23382	NEW CONSTR	0	04/01/2011
P14727	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2067/1183	8/04/2016	QC	U	I	11	100
GRANTOR: BREWER HALEY C						
GRANTEE: DEACON CAROLYN F/K/						
1987/0337	5/26/2015	WD	Q	I	01	170,000
GRANTOR: SANTOTOMAS FRED DANIE						
GRANTEE: BREWER CAROLYN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W27 FSP=[YR=2016] N10 W12 S10 E12 $ W12 S40
FGR=[YR=2011] S18 E20N7 FOP=[YR=2011] E6 N4 W6 S4 $ N11 W4
N4 W10 S4 W6 $ E6 N4 E10 S4 E4 S7 E6 S9 E13 N56 $.

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	676.00	SF	5.20	5.20	100	2011	2011	3	93	3,269	
2	0855	CONC PAVER	0	0	38	4	152.00	SF	10.00	10.00	100	2016	2016	3	97	1,474	

LAND DESCRIPTION

TOTAL OB/XF 4,743

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	0		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