

LOT 440
IN OR 1632/902
HERON ISLES #2 PB 7/218

HARDY LISA M
96111 OUT CREEK WAY
YULEE, FL 32097

2023

37-3N-28-0740-0440-0000



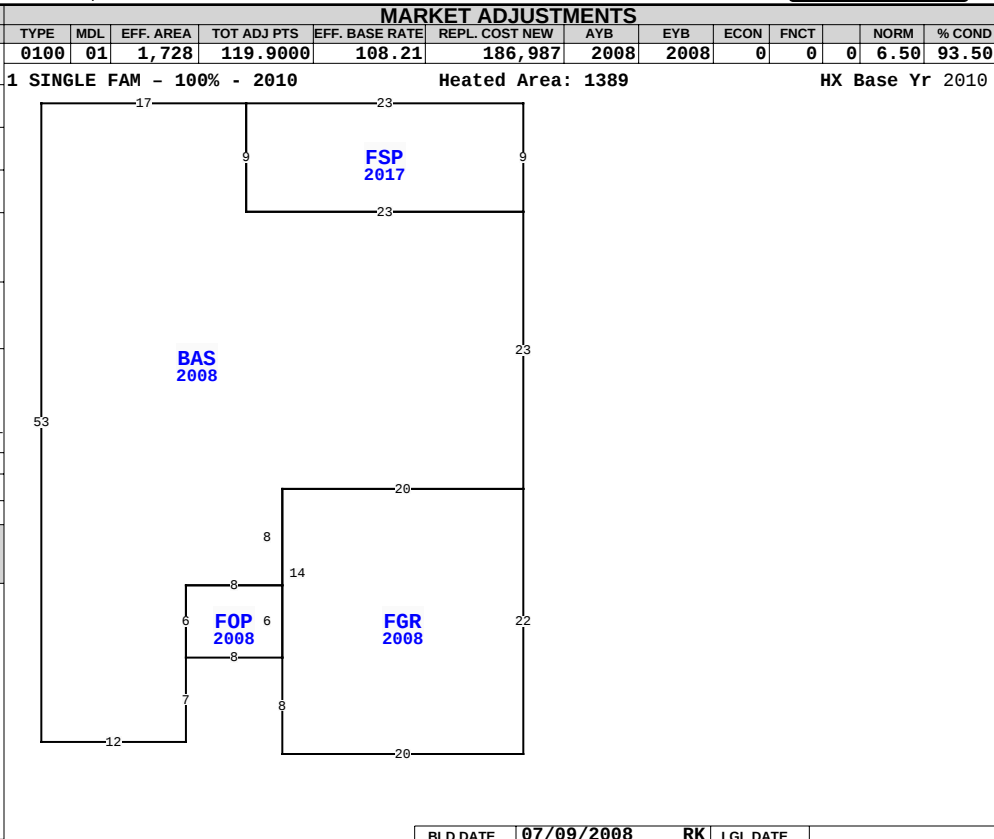
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,389	100	1,389	140,534
FGR	440	55	242	24,485
FOP	48	30	14	1,417
FSP	207	40	83	8,397
TOTALS	2,084		1,728	174,833

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,162.00	SF	4.00	4.00	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00



BLD DATE	07/09/2008	RK	LGL DATE	
XF DATE	07/09/2008	RK	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
4,183											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										174,833	
TOTAL MARKET OB/XF VALUE										4,183	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										234,016	
SOH/AGL Deduction										113,614	
ASSESSED VALUE										120,402	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										70,402	
TOTAL JUST VALUE										234,016	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										203,392	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000032	REPAIR/RRF	11,000	01/03/2022
C20591	CO ISSUED	0	07/21/2009
M13428	H/AC	0	11/01/2007
E20078	NEW CONSTR	2,000	10/01/2007
P12757	NEW CONSTR	0	10/01/2007
B20591	NEW CONSTR	129,426	09/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1632/0902	7/23/2009	WD	Q	I	01	158,000			
GRANTOR: B S LAND INVESTMENTS									
GRANTEE: HARDY LISA M									
1509/0495	6/29/2007	WD	U	V	19	470,000			
GRANTOR: HERON ISLES JOINT VEN									
GRANTEE: B S LAND INVESTMENT									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2017] W23 BAS=[YR=2008] W17 S53 E12 N7											
FOP=[YR=2008] E8 FGR=[YR=2008] S8 E20 N22 W20 S14 \$ N6 W8											
S6 \$ N6 E8 N8 E20 N23 W23 N9 \$ S9 E23 N9 \$.											