LOT 443
HERON ISLES #2 PB 7/218

DUGGAN LUCAS K/HALL BROOKLAND H
96077 OUT CREEK WAY
YULEE, FL 32097

2023

37-3N-28-0740-0443-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

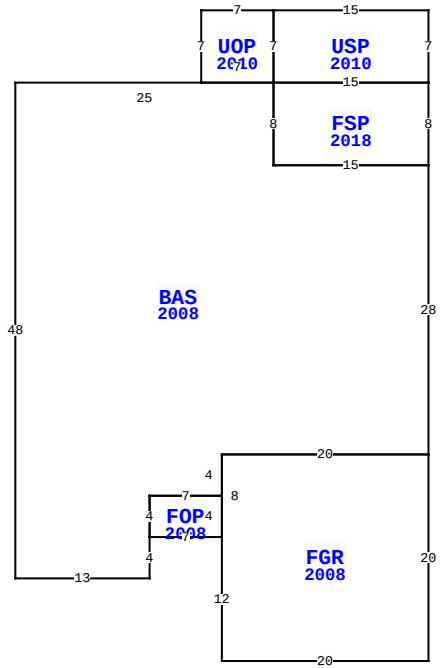
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,504	100	1,504	157,302
FGR	400	55	220	23,010
FOP	28	30	8	837
FSP	120	40	48	5,020
UOP	49	20	10	1,046
USP	105	30	32	3,347
TOTALS	2,206		1,822	190,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,822	124.0800	111.98	204,028	2008	2008	0	0	0	6.60	93.40

1 SINGLE FAM – 0% - 0 Heated Area: 1504 HX Base Yr



96077 OUT CREEK WAY, YULEE

BLD DATE	08/18/2008	RK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	190,562
TOTAL MARKET OB/XF VALUE	2,976
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	248,538
SOH/AGL Deduction	43,431
ASSESSED VALUE	205,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,107
TOTAL JUST VALUE	248,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12524	ADDITION	1,968	06/01/2010
C20548	CO ISSUED	0	07/22/2009
M13427	H/AC	0	11/01/2007
E20080	NEW CONSTR	2,000	10/01/2007
P12756	NEW CONSTR	0	10/01/2007
B20548	NEW CONSTR	133,848	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2292/1752	7/22/2019	WD	Q	I	01	205,000
GRANTOR: TREADWELL ANTHONY T						
GRANTEE: DUGGAN LUCAS K & BR						
1653/0994	12/14/2009	WD	Q	I	01	155,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: TREADWELL ANTHONY T						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2010] N7 W15 UOP=[YR=2010] W7 S7 E7 N7 $ S7 E15$FSP=[YR=2018] W15 BAS=[YR=2008] W25 S48 E13 N4 FOP=[YR=2008] E7 FGR=[YR=2008] S12 E20 N20 W20 S8 $ N4 W7 S4 $ N4 E7 N4 E20 N28 W15 N8 $ S8E15 N8 $.

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	636.00	SF	5.20	5.20	100	2008	2008	3	90	2,976	

LAND DESCRIPTION

TOTAL OB/XF 2,976

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	SFR POND	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