LOT 445
IN OR 1799/1923
HERON ISLES #2 PB 7/218

BYRD GLORIA A & GERALD W
96055 OUT CREEK WAY
YULEE, FL 32097

2023

37-3N-28-0740-0445-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

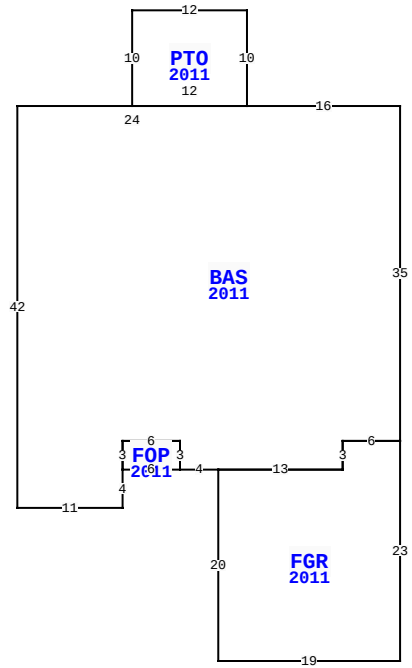
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,528	100	1,528	158,348
FGR	398	55	219	22,695
FOP	18	30	5	518
PTO	120	5	6	622
TOTALS	2,064		1,758	182,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	121.0000	109.20	191,974	2011	2011	0	0	0	5.10	94.90

1 SINGLE FAM – 100% - 2013 Heated Area: 1528 HX Base Yr 2013



96055 OUT CREEK WAY, YULEE

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

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	666.00	SF	5.20	5.20	100	2011	2011	3	93	3,221	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,183
TOTAL MARKET OB/XF VALUE		3,221
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		240,404
SOH/AGL Deduction		117,753
ASSESSED VALUE		122,651
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,651
TOTAL JUST VALUE		240,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25163	CO ISSUED	0	12/27/2011
E23976	NEW CONSTR	0	11/01/2011
E23888	NEW CONSTR	0	10/01/2011
M16639	H/AC	0	10/01/2011
P15023	NEW CONSTR	0	10/01/2011
B25163	NEW CONSTR	176,428	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1799/1923	6/22/2012	WD	Q	I	01	136,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BYRD GLORIA A & GER						
1770/1104	12/16/2011	WD	U	I	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 PTO=[YR=2011] N10 W12 S10 E12 $ W24 S42 E11 N4 FOP=[YR=2011] E6 N3 W6 S3 $ N3 E6 S3 E4 FGR=[YR=2011] S20 E19 N23 W6 S3 W13 $ E13 N3 E6 N35 $.

LAND DESCRIPTION

TOTAL OB/XF 3,221

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		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