

LOT 429
IN OR 1671/811
HERON ISLES #2 PB 7/218

KEENAN JAMES R & SUSAN F
96014 OUT CREEK WAY
YULEE, FL 32097

2024

37-3N-28-0740-0429-0000



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	08	SHT VINYL 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
------------------	---------

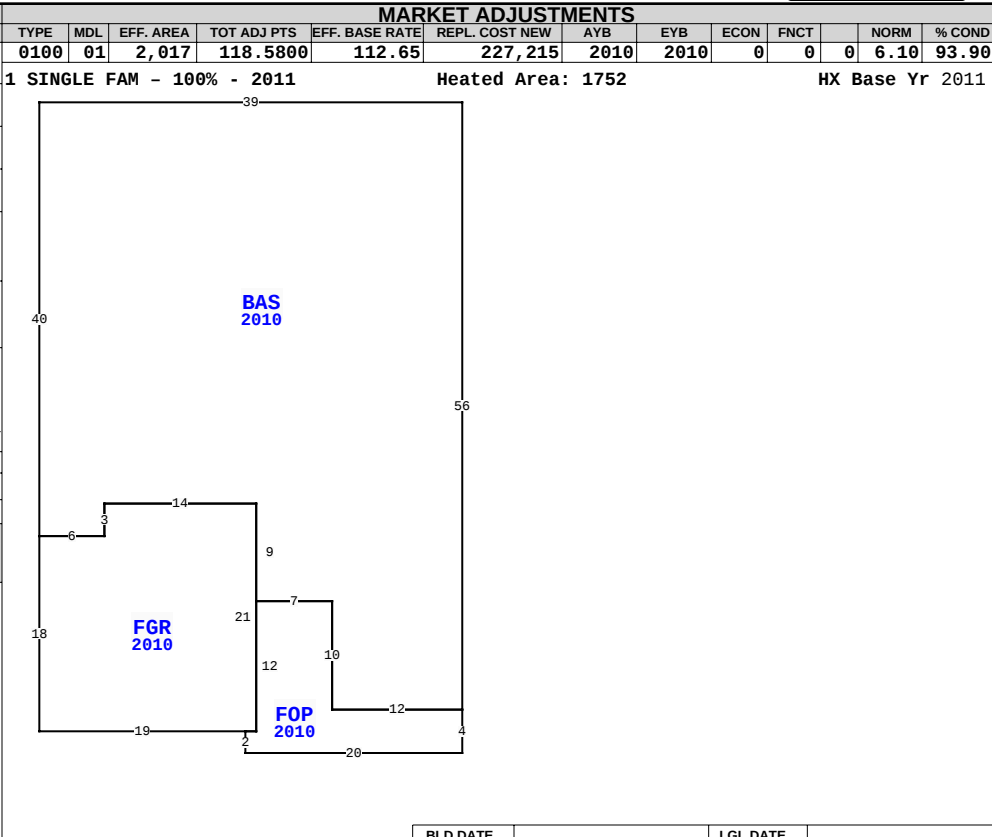
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	1,752	185,324
FGR	402	55	221	23,377
FOP	148	30	44	4,655
TOTALS	2,302		2,017	213,355

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	632.00	SF	5.20	5.20	100	2010	2010	3	91	2,991	
2	0911	SCRN RM A	0	100	25	39	975.00	SF	17.50	17.50	100	2011	2011	3	50	8,531	
3	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2011	2011	3	64	26,112	
4	0845	KOOL DECK	0	100	0	0	495.00	SF	7.25	7.25	100	2011	2011	3	92	3,302	

LAND DESCRIPTION			TOTAL OB/XF 40,936														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS



96014 OUT CREEK WAY, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		213,355	
TOTAL MARKET OB/XF VALUE		40,936	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		309,291	
SOH/AGL Deduction		146,043	
ASSESSED VALUE		163,248	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		113,248	
TOTAL JUST VALUE		309,291	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,260	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25096	ADDITION	19,042	09/01/2011
B24991	SWIM POOL	24,000	08/01/2011
C23115	CO ISSUED	0	03/25/2010
M14997	MECH OTHER	0	01/01/2010
E22317	ELEC OTHER	0	12/01/2009
B23115	NEW CONSTR	225,210	12/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1671/0811	4/08/2010	WD	Q	I	01
GRANTOR: D R HORTON INC					
GRANTEE: KEENAN JAMES R & SU					
1648/0229	11/05/2009	WD	U	V	30
GRANTOR: HERON ISLES JOINT VEN					
GRANTEE: D R HORTON INC					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2010] W39 S40 FGR=[YR=2010] S18 E19 FOP=[YR=2010] S2 E20 N4 W12 N10 W7 S12 W1 \$ E1 N21 W14 S3 W6 \$ E6 N3 E14 S9 E7 S10 E12 N56 \$.		