LOT 435
IN OR 2150/1506
HERON ISLES #2 PB 7/218

PHELPS LARAN W
2128 SPRINGBROOK RD
FERNANDINA BEACH, FL 32034

2024

37-3N-28-0740-0435-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

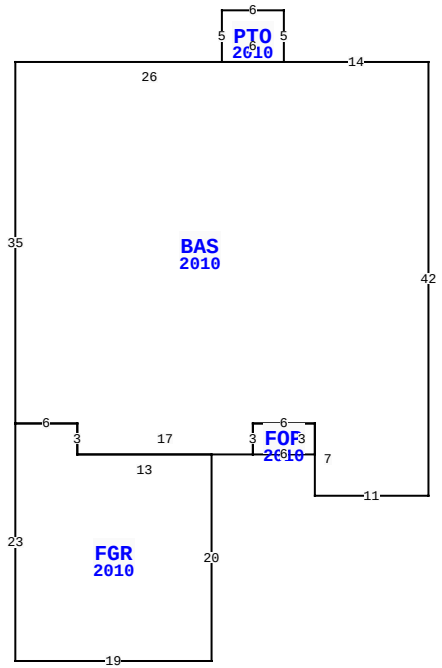
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	170,056
FGR	398	55	219	24,374
FOP	18	30	5	556
PTO	30	5	2	223
TOTALS	1,974		1,754	195,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	125.2900	119.03	208,779	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1528 HX Base Yr



96072 OUT CREEK WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	195,208
TOTAL MARKET OB/XF VALUE	4,562
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	254,770
SOH/AGL Deduction	0
ASSESSED VALUE	254,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,770
TOTAL JUST VALUE	254,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23251	CO ISSUED	0	05/10/2010
E22471	ELEC OTHER	0	03/01/2010
P14132	OTHER	0	02/01/2010
B23251	NEW CONSTR	196,218	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2150/1506	10/06/2017	WD	Q	I	02	176,500
GRANTOR: SCHOFIELD JOHN						
GRANTEE: PHELPS LARAN W						
1678/1222	5/24/2010	WD	Q	I	01	146,000
GRANTOR: D R HORTON INC						
GRANTEE: SCHOFIELD JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W14 PTO=[YR=2010] N5 W6 S5 E6 $ W26 S35
FGR=[YR=2010] S23 E19 N20 W13 N3 W6 $ E6 S3 E17
FOP=[YR=2010] E6 N3 W6 S3 $ N3 E6 S7 E11 N42 $.

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	672.00	SF	5.20	5.20	100	2010	2010	3	91	3,180	
2	1076	TRELLIS A	0	0	10	12	120.00	SF	7.50	7.50	100	2012	2012	3	68	612	
3	1242	WD DECK A	0	0	14	10	140.00	SF	10.00	10.00	100	2012	2012	3	55	770	

LAND DESCRIPTION

TOTAL OB/XF 4,562

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	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