

LOT 438
IN OR 2067/1183
HERON ISLES #2 PB 7/218

COURTNEY CAROLYN DEACON
1693 TIMBER CROSSING LANE
JACKSONVILLE, FL 32225

2024

37-3N-28-0740-0438-0000

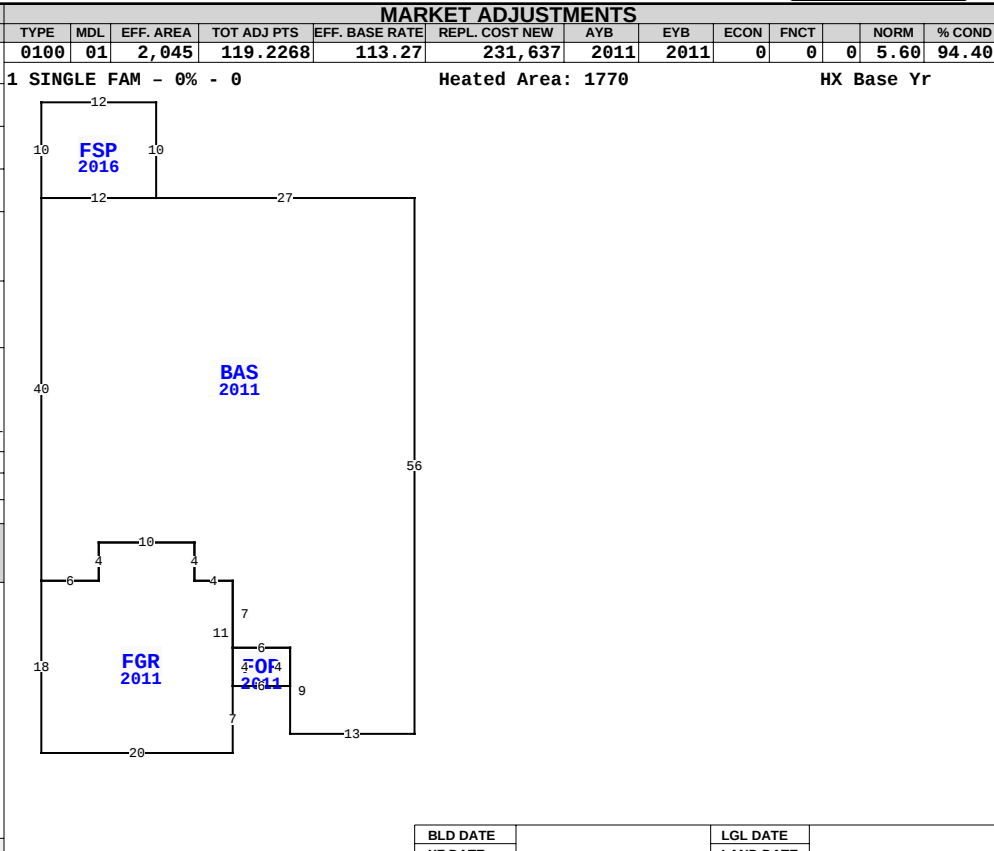


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,770	100	1,770	189,261
FGR	400	55	220	23,524
FOP	24	30	7	749
FSP	120	40	48	5,133
TOTALS	2,314		2,045	218,665

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	0	38	4	152.00	SF	10.00	10.00	



96096 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		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			218,665
TOTAL MARKET OB/XF VALUE			4,693
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			278,358
SOH/AGL Deduction			35,160
ASSESSED VALUE			243,198
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			243,198
TOTAL JUST VALUE			278,358
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632562	SCRNROOM	2,700	06/01/2016
B1124568	CO ISSUED	0	06/15/2011
M16157	H/AC	0	05/01/2011
B24568	NEW CONSTR	194,927	04/01/2011
E23382	NEW CONSTR	0	04/01/2011
P14727	NEW CONSTR	0	04/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2067/1183	8/04/2016	QC	U	I	11	100
GRANTOR: BREWER HALEY C						
GRANTEE: DEACON CAROLYN F/K/						
1987/0337	5/26/2015	WD	Q	I	01	170,000
GRANTOR: SANTOTOMAS FRED DANIE						
GRANTEE: BREWER CAROLYN D &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W27 FSP=[YR=2016] N10 W12 S10 E12 \$ W12 S40 FGR=[YR=2011] S18 E20N7 FOP=[YR=2011] E6 N4 W6 S4 \$ N11 W4 N4 W10 S4 W6 \$ E6 N4 E10 S4 E4 S7 E6 S9 E13 N56 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	