LOT 440
IN OR 1632/902
HERON ISLES #2 PB 7/218

HARDY LISA M
96111 OUT CREEK WAY
YULEE, FL 32097

2024

37-3N-28-0740-0440-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

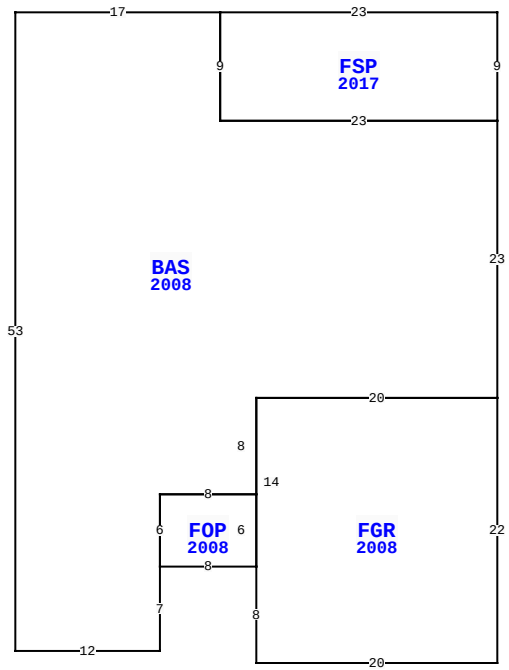
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,389	100	1,389	147,133
FGR	440	55	242	25,635
FOP	48	30	14	1,483
FSP	207	40	83	8,792
TOTALS	2,084		1,728	183,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,728	119.9000	113.90	196,819	2008	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1389 HX Base Yr 2010



96111 OUT CREEK WAY, YULEE

BLD DATE	07/09/2008	RK	LGL DATE
XF DATE	07/09/2008	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,042
TOTAL MARKET OB/XF VALUE		4,137
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		242,179
SOH/AGL Deduction		118,165
ASSESSED VALUE		124,014
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,014
TOTAL JUST VALUE		242,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000032	REPAIR/RRF	11,000	01/03/2022
C20591	CO ISSUED	0	07/21/2009
M13428	H/AC	0	11/01/2007
E20078	NEW CONSTR	2,000	10/01/2007
P12757	NEW CONSTR	0	10/01/2007
B20591	NEW CONSTR	129,426	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1632/0902	7/23/2009	WD	Q	I	01	158,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: HARDY LISA M						
1509/0495	6/29/2007	WD	U	V	19	470,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W23 BAS=[YR=2008] W17 S53 E12 N7
FOP=[YR=2008] E8 FGR=[YR=2008] S8 E20 N22 W20 S14 $ N6 W8
S6 $ N6 E8 N8 E20 N23 W23 N9 $ S9 E23 N9 $.

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	0812	CONCRETE C	0	100	0	0	1,162.00	SF	4.00	4.00	100	2008	2008	3	89	4,137	

LAND DESCRIPTION

TOTAL OB/XF 4,137

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	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 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