

DUGGAN LUCAS K/HALL BROOKLAND H
96077 OUT CREEK WAY
YULEE, FL 32097

37-3N-28-0740-0443-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 80
16 WD FR STUC 20
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 60
11 CLAY TILE 40
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

05 Quality Level 05
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	164,704
FGR	400	55	220	24,093
FOP	28	30	8	876
FSP	120	40	48	5,256
UOP	49	20	10	1,095
USP	105	30	32	3,504

TOTALS2,2061,822199,528

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,822124.0800117.88214,77720082008007.1092.90

1 SINGLE FAM - 0% - 0Heated Area: 1504HX Base Yr

The floor plan shows a main rectangular building with several smaller additions. The main rectangle is 25 units wide by 48 units deep. There are three smaller rectangular additions: one at the top right (7x15), one at the bottom left (4x4), and one at the bottom right (12x20). Dimensions are labeled around the perimeter and between sections.

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE199,528

TOTAL MARKET OB/XF VALUE2,943

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE257,471

SOH/AGL Deduction31,853

ASSESSED VALUE225,618

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE225,618

TOTAL JUST VALUE257,471

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE248,538

EXTRA FEATURES

96077 OUT CREEK WAY, YULEE

BLD DATE	XF DATE	INC DATE
08/18/2008	RK	

LGL DATE	LAND DATE	AG DATE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2292/1752	7/22/2019	WD Q	I	01		205,000

GRANTOR:TREADWELL ANTHONY T

GRANTEE:DUGGAN LUCAS K & BR

1653/099412/14/2009WDQI01205,000

GRANTOR:B S LAND INVESTMENTS

GRANTEE:TREADWELL ANTHONY T

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2010] N7 W15 UOP=[YR=2010] W7 S7 E7 N7 \$ S7
E15\$FSP=[YR=2018] W15 BAS=[YR=2008] W25 S48 E13 N4
FOP=[YR=2008] E7 FGR=[YR=2008] S12 E20 N20 W20 S8 \$ N4 W7
S4 \$ N4 E7 N4 E20 N28 W15 N8 \$ S8E15 N8 \$.

LAND DESCRIPTION

TOTAL OB/XF2,943

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		0	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE03/14/2024BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS