LOT 430
HERON ISLES #2 PB 7/218

THODE JAKOB
96022 OUT CREEK WAY
YULEE, FL 32097

2025

37-3N-28-0740-0430-0000

BUILDING CHARACTERISTICS

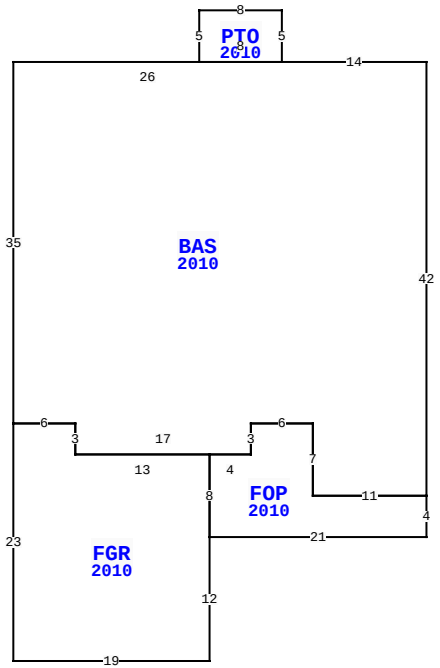
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	2010	1,528	164,836
FGR	398	55	2010	219	23,626
FOP	142	30	2010	43	4,639
PTO	40	5	2010	2	216
TOTALS	2,108			1,792	193,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	115.5000	115.50	206,976	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2021 Heated Area: 1528 HX Base Yr 2021



96022 OUT CREEK WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
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	193,316
TOTAL MARKET OB/XF VALUE	3,103
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	261,419
SOH/AGL Deduction	75,134
ASSESSED VALUE	186,285
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	135,563
TOTAL JUST VALUE	261,419
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000775	REPAIR/RRF	22,313	01/13/2022
C23116	CO ISSUED	0	03/25/2010
M14998	MECH OTHER	0	01/01/2010
E22315	ELEC OTHER	0	12/01/2009
B23116	NEW CONSTR	206,707	12/01/2009
P14069	OTHER	0	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/0543	2/10/2020	WD	Q	I	01	195,500
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: THODE JAKOB						
2294/0049	7/26/2019	WD	Q	I	01	196,000
GRANTOR: EVERT ERIN ANN						
GRANTEE: OPENDOOR PROPERTY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W14 PTO=[YR=2010] N5 W8 S5 E8 $ W26 S35
FGR=[YR=2010] S23 E19 N12 FOP=[YR=2010] E21 N4 W11 N7 W6 S3 W4 S8 $ N8 W13 N3 W6 $ E6 S3 E17 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	100	0	0	663.00	SF	5.20	5.20	100	2010	2010	3	90	3,103	

TOTAL OB/XF 3,103

LAND DESCRIPTION

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS