LOT 431
IN OR 1675/846
HERON ISLES #2 PB 7/218

STARK MATTHEW J
96034 OUT CREEK WAY
YULEE, FL 32097

2025

37-3N-28-0740-0431-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

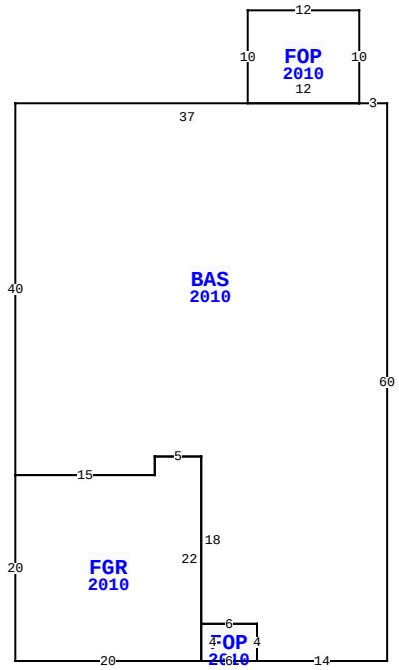
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,966	100	2010	1,966	204,062
FGR	410	55	2010	226	23,457
FOP	24	30	2010	7	727
FOP	120	30	2010	36	3,737
TOTALS	2,520			2,235	231,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,235	111.1320	111.13	248,376	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 0% - 0 Heated Area: 1966 HX Base Yr



96034 OUT CREEK WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	231,983
TOTAL MARKET OB/XF VALUE	2,944
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	299,927
SOH/AGL Deduction	21,132
ASSESSED VALUE	278,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,795
TOTAL JUST VALUE	299,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23111	CO ISSUED	0	03/25/2010
M14996	MECH OTHER	0	01/01/2010
E22316	ELEC OTHER	0	12/01/2009
B23111	NEW CONSTR	240,943	12/01/2009
P14066	OTHER	0	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1675/0846	4/30/2010	WD	Q	I	01	159,500
GRANTOR: D R HORTON INC						
GRANTEE: STARK MATTHEW J						
1648/0229	11/05/2009	WD	U	V	30	135,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W3 FOP=[YR=2010] N10 W12 S10 E12 $ W37 S40
FGR=[YR=2010] S20 E20 FOP=[YR=2010] E6 N4 W6 S4 $ N22 W5 S2
W15 $ E15 N2 E5 S18 E6 S4 E14 N60 $.

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	629.00	SF	5.20	5.20	100	2010	2010	3	90	2,944	

LAND DESCRIPTION

TOTAL OB/XF 2,944

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	0	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