LOT 432
IN OR 1849/606
EX MINERAL RIGHTS

STONER BRIAN J & AVERI M
96042 OUT CREEK WAY
YULEE, FL 32097

2025

37-3N-28-0740-0432-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

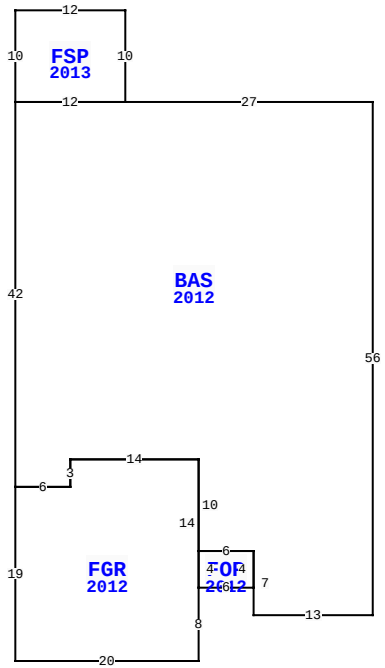
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,820	100	2012	1,820	207,091
FGR	422	55	2012	232	26,398
FOP	24	30	2012	7	796
FSP	120	40	2013	48	5,462
TOTALS	2,386			2,107	239,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,107	120.5988	120.60	254,104	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 0% - 0 Heated Area: 1820 HX Base Yr



96042 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	239,747
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	307,747
SOH/AGL Deduction	21,690
ASSESSED VALUE	286,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,057
TOTAL JUST VALUE	307,747
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327109	ADDITION	0	05/01/2013
CO1142	CO1142013	0	01/01/2013
E25301	NEW CONSTR	0	08/01/2012
B26240	NEW CONSTR	205,385	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1849/0606	3/28/2013	WD	Q	I	02	161,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: STONER BRIAN J & AV						
1802/1931	7/03/2012	WD	U	I	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W27 FSP=[YR=2013] N10 W12 S10 E12$ W12 S42
FGR=[YR=2012] S19 E20 N8 FOP=[YR=2012] E6 N4 W6 S4 $ N14
W14 S3 W6 $ E6 N3 E14 S10 E6 S7 E13 N56 $.

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	627.00	SF	5.20	5.20	100	2012	2012	3	92	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		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