

BLESSING KATHLEEN A
96062 OUT CREEK WAY
YULEE, FL 32097

37-3N-28-0740-0434-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		10	ABOVE AVG 80		0100	01	2,002	117.5118	117.51	235,255	2010	2010	0	0	0	6.60	93.40	VALUATION BY					STANDARD																					
Exterior Wall		16	WD FR STUC 20		1 SINGLE FAM - 100% - 2011										Heated Area: 1774					HX Base Yr 2011					Tax Group: 4					Tax Dist:														
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE					219,728																								
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					2,906																								
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET					65,000																								
Interior Floo		14	CARPET 60												TOTAL MARKET VALUE					287,634																								
Interior Floo		11	CLAY TILE 40												SOH/AGL Deduction					142,161																								
Air Condition		03	CENTRAL 100												ASSESSED VALUE					145,473																								
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					SX HX HB 100,722																								
Bedrooms			3 100												BASE TAXABLE VALUE					44,751																								
Bathrooms			2 100												TOTAL JUST VALUE					287,634																								
Frame		02	WOOD FRAME 100												NCON VALUE					0																								
Stories		1.	1. 100		INCOME VALUE																																							
Units			0 100		PREVIOUS YEAR MKT VALUE					277,791																																		
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	1,774	100	2010	1,774	194,704																																							
FGR	402	55	2010	221	24,256																																							
FOP	18	30	2010	5	549																																							
PTO	30	5	2010	2	219																																							
TOTALS		2,224			2,002	219,728																																						
EXTRA FEATURES					96062 OUT CREEK WAY, YULEE										BLD DATE				LGL DATE		05/13/2025		MLU																					
															XF DATE				LAND DATE																									
															INC DATE				AG DATE																									
L N	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		621.00	SF	5.20					5.20	100	2010	2010	3	90	2,906																							
LAND DESCRIPTION																									TOTAL OB/XF										2,906									
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	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																											
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