



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,770	100	2011	1,770	189,156
FGR	400	55	2011	220	23,511
FOP	24	30	2011	7	748
FSP	120	40	2016	48	5,130
TOTALS	2,314			2,045	218,544

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	676.00	SF	5.20	5.20
2	0855	CONC PAVER	0	0	38	152.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,045	113.8074	113.81	232,741	2011	2011	0	0	0	6.10	93.90	
1 SINGLE FAM - 0% - 0 Heated Area: 1770 HX Base Yr													
96096 OUT CREEK WAY, YULEE													
BLD DATE: 05/13/2025 MLU													

TOTAL OB/XF													
4,643													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		218,544	
TOTAL MARKET OB/XF VALUE		4,643	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		288,187	
SOH/AGL Deduction		20,669	
ASSESSED VALUE		267,518	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		267,518	
TOTAL JUST VALUE		288,187	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,358	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632562	SCRNROOM	2,700	06/01/2016
B1124568	CO ISSUED	0	06/15/2011
M16157	H/AC	0	05/01/2011
B24568	NEW CONSTR	194,927	04/01/2011
E23382	NEW CONSTR	0	04/01/2011
P14727	NEW CONSTR	0	04/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2769/1535	2/21/2025	WD	Q	I	01	345,000
GRANTOR: DEACON CAROLYN						
GRANTEE: MEFFERT BAYLIE & CH						
2067/1183	8/04/2016	QC	U	I	11	100
GRANTOR: BREWER HALEY C						
GRANTEE: DEACON CAROLYN F/K/						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2011] W27 FSP=[YR=2016] N10 W12 S10 E12 \$ W12 S40 FGR=[YR=2011] S18 E20N7 FOP=[YR=2011] E6 N4 W6 S4 \$ N11 W4 N4 W10 S4 W6 \$ E6 N4 E10 S4 E4 S7 E6 S9 E13 N56 \$.									