LOT 439
IN OR 1717/287
HERON ISLES #2 PB 7/218

MOONEY JAMES P & LORI A
PO BOX 548
YULEE, FL 32041

2025

37-3N-28-0740-0439-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

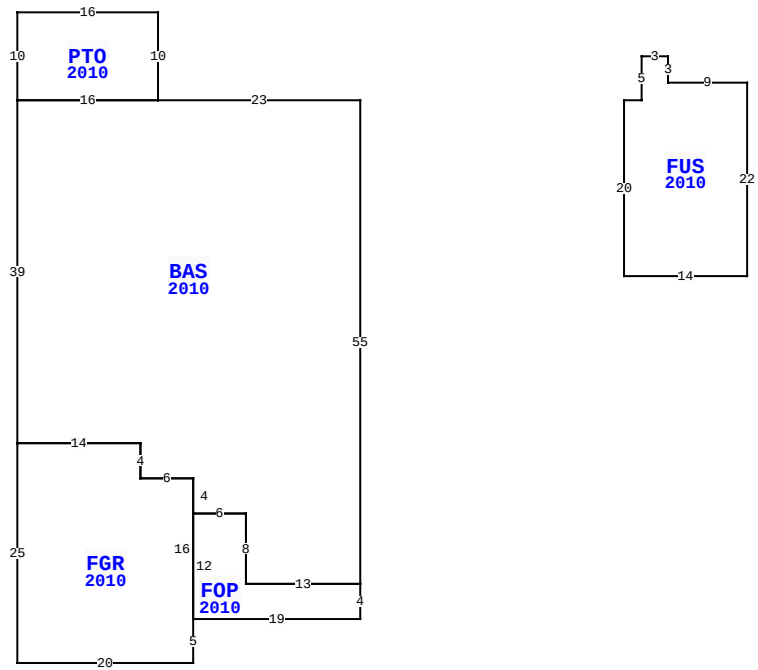
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,801	100	2010	1,801	198,878
FGR	476	55	2010	262	28,932
FOP	124	30	2010	37	4,086
FUS	313	100	2010	313	34,564
PTO	160	5	2010	8	884
TOTALS	2,874			2,421	267,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,421	118.2321	118.23	286,235	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2011 Heated Area: 2114 HX Base Yr 2011



96112 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		267,343
TOTAL MARKET OB/XF VALUE		4,273
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		336,616
SOH/AGL Deduction		169,582
ASSESSED VALUE		167,034
TOTAL EXEMPTION VALUE	HX HB DV	60,722
BASE TAXABLE VALUE		106,312
TOTAL JUST VALUE		336,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24029	CO ISSUED	0	12/16/2010
M15741	H/AC	0	11/01/2010
M15741	H/AC	0	11/01/2010
E23012	NEW CONSTR	0	10/01/2010
B24029	NEW CONSTR	231,188	10/01/2010
P14487	NEW CONSTR	0	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1717/0287	12/23/2010	WD	Q	I	03	175,800
GRANTOR: D.R. HORTON INC						
GRANTEE: MOONEY JAMES P & LO						
1702/1995	9/28/2010	WD	Q	V	01	31,100
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W23 PTO=[YR=2010] N10 W16 S10 E16 $ W16 S39
FGR=[YR=2010] S25 E20 N5 FOP=[YR=2010] E19 N4 W13 N8 W6 S12
$ N16 W6 N4 W14$ E14 S4 E6 S4 E6 S8 E13 N55 $ PTR=E30
FUS=[YR=2010] E2 N5 E3 S3 E9 S22 W14 N20$ W30 $.

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	913.00	SF	5.20	5.20	100	2010	2010	3	90	4,273	

LAND DESCRIPTION

TOTAL OB/XF 4,273

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		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