LOT 442
HERON ISLES #2 PB 7/218

COLLINS BRENT A & JENNIER
96087 OUT CREEK WAY
YULEE, FL 32097

2025

37-3N-28-0740-0442-0000

BUILDING CHARACTERISTICS

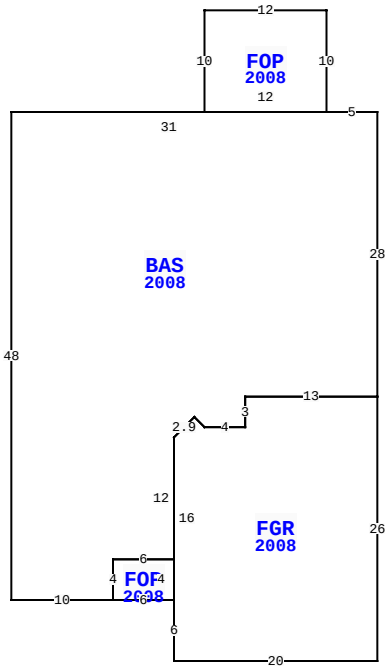
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,325	100	2008	1,325	143,709
FGR	500	55	2008	275	29,827
FOP	24	30	2008	7	760
FOP	120	30	2008	36	3,905
TOTALS	1,969			1,643	178,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,643	117.3816	117.38	192,855	2008	2008	0	0	0	7.60	92.40

1 SINGLE FAM – 100% - 2012 Heated Area: 1325 HX Base Yr 2012



96087 OUT CREEK WAY, YULEE

BLD DATE	08/18/2008	RK	LGL DATE	
XF DATE	08/18/2008	RK	LAND DATE	05/13/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		178,198
TOTAL MARKET OB/XF VALUE		3,267
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		246,465
SOH/AGL Deduction		122,959
ASSESSED VALUE		123,506
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,784
TOTAL JUST VALUE		246,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13469	H/AC	0	11/01/2007
E20081	NEW CONSTR	2,000	10/01/2007
C20550	CO ISSUED	130,218	09/01/2007
B20550	NEW CONSTR	130,218	09/01/2007
P12751	NEW CONSTR	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/0666	2/25/2022	QC	U	I	11	100
GRANTOR: COLLINS BRENT A						
GRANTEE: COLLINS BRENT A & J						
2543/0664	2/24/2022	QC	U	I	11	100
GRANTOR: BATTISTELLI LISA M						
GRANTEE: COLLINS BRENT A						

BUILDING NOTES

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	714.00	SF	5.20	5.20	100	2008	2008	3	88	3,267	

BUILDING DIMENSIONS

BAS=[YR=2008] W5 FOP=[YR=2008] N10 W12 S10 E12 $ W31 S48 E10 FOP=[YR=2008] E6 FGR=[YR=2008] S6 E20 N26 W13 S3 W4 U1 L1 D2 L2 S16 $ N4 W6 S4 $ N4 E6 N12 U2 R2 D1 R1 E4 N3 E13 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 3,267

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	000134	C	RES POND	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