LOT 443
HERON ISLES #2 PB 7/218

DUGGAN LUCAS K/HALL BROOKLAND H
96077 OUT CREEK WAY
YULEE, FL 32097

**2025**

**37-3N-28-0740-0443-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

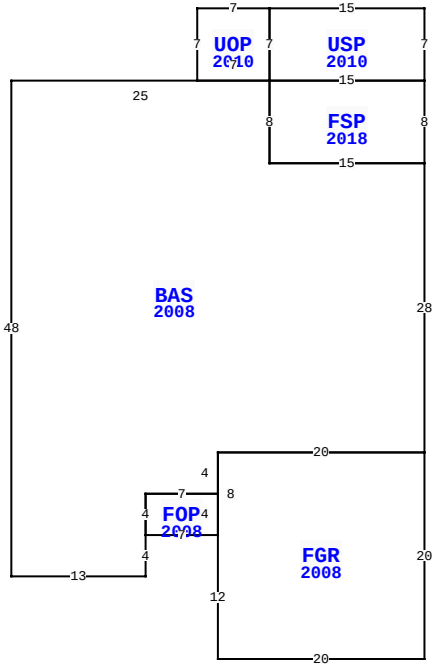
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 | 1,504 | 100 | 2008 | 1,504 | 164,596 |
| FGR | 400 | 55 | 2008 | 220 | 24,077 |
| FOP | 28 | 30 | 2008 | 8 | 876 |
| FSP | 120 | 40 | 2018 | 48 | 5,253 |
| UOP | 49 | 20 | 2010 | 10 | 1,094 |
| USP | 105 | 30 | 2010 | 32 | 3,502 |
| TOTALS | 2,206 | | | 1,822 | 199,397 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,822 | 118.4400 | 118.44 | 215,798 | 2008 | 2008 | 0 | 0 | 0 | 7.60 | 92.40 |

1 SINGLE FAM – 0% - 0 Heated Area: 1504 HX Base Yr




96077 OUT CREEK WAY, YULEE

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 199,397 |
| TOTAL MARKET OB/XF VALUE | 2,910 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 267,307 |
| SOH/AGL Deduction | 19,127 |
| ASSESSED VALUE | 248,180 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 248,180 |
| TOTAL JUST VALUE | 267,307 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 257,471 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B12524 | ADDITION | 1,968 | 06/01/2010 |
| C20548 | CO ISSUED | 0 | 07/22/2009 |
| M13427 | H/AC | 0 | 11/01/2007 |
| E20080 | NEW CONSTR | 2,000 | 10/01/2007 |
| P12756 | NEW CONSTR | 0 | 10/01/2007 |
| B20548 | NEW CONSTR | 133,848 | 09/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2292/1752 | 7/22/2019 | WD | Q | I | 01 | 205,000 |
| GRANTOR: TREADWELL ANTHONY T | | | | | | |
| GRANTEE: DUGGAN LUCAS K & BR | | | | | | |
| 1653/0994 | 12/14/2009 | WD | Q | I | 01 | 155,000 |
| GRANTOR: B S LAND INVESTMENTS | | | | | | |
| GRANTEE: TREADWELL ANTHONY T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2010] N7 W15 UOP=[YR=2010] W7 S7 E7 N7 $ S7 E15$FSP=[YR=2018] W15 BAS=[YR=2008] W25 S48 E13 N4 FOP=[YR=2008] E7 FGR=[YR=2008] S12 E20 N20 W20 S8 $ N4 W7 S4 $ N4 E7 N4 E20 N28 W15 N8 $ S8E15 N8 $ .

## 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 | 636.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 88 | 2,910 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,910

| 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 | 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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS