LOT 444
IN OR 1558/1433
HERON ISLES #2 PB 7/218

ROWELL RICKY &/BRANDT-ROWELL ANGELA M
96065 OUT CREEK WAY
YULEE, FL 32097

2025

37-3N-28-0740-0444-0000

BUILDING CHARACTERISTICS

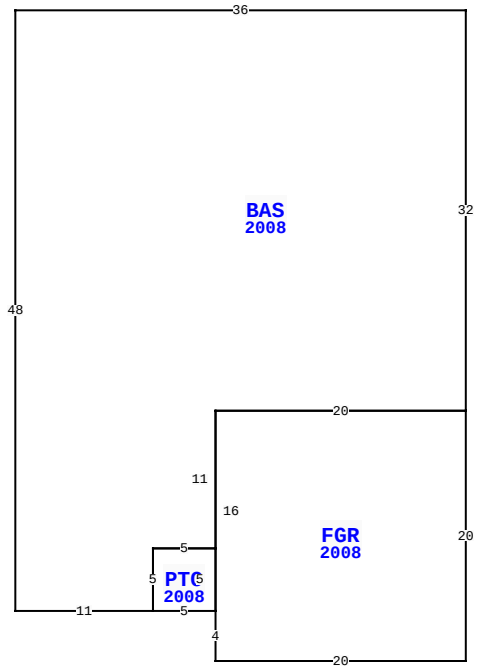
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,383	100	2008	1,383	149,999
FGR	400	55	2008	220	23,861
PTO	25	5	2008	1	108
TOTALS	1,808			1,604	173,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,604	117.3816	117.38	188,278	2008	2008	0	0	0	7.60	92.40

1 SINGLE FAM – 100% - 2009 Heated Area: 1383 HX Base Yr 2009



96065 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		173,969
TOTAL MARKET OB/XF VALUE		3,144
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		242,113
SOH/AGL Deduction		120,961
ASSESSED VALUE		121,152
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,430
TOTAL JUST VALUE		242,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13426	H/AC	0	11/01/2007
E20079	NEW CONSTR	2,000	10/01/2007
C20547	CO ISSUED	0	09/01/2007
B20547	NEW CONSTR	110,616	09/01/2007
P12750	NEW CONSTR	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1433	4/01/2008	WD	Q	I		164,500
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: ROWELL RICKY & ANGE						
1509/0495	6/29/2007	WD	U	V	19	470,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W36 S48 E11 PTO=[YR=2008] E5 FGR=[YR=2008]
S4 E20 N20 W20 S16 $ N5 W5 S5 $ N5 E5 N11 E20 N32 $.

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	687.00	SF	5.20	5.20	100	2008	2008	3	88	3,144	

LAND DESCRIPTION

TOTAL OB/XF 3,144

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