LOT 446
HERON ISLES #2 PB 7/218

GORDON PATRICIA G
96045 OUT CREEK WAY
YULEE, FL 32097

2025

37-3N-28-0740-0446-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

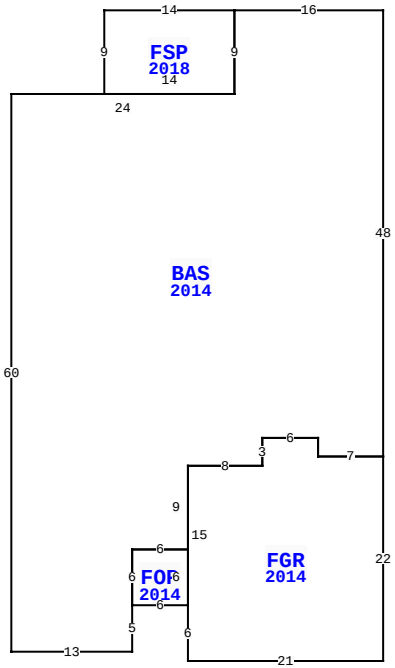
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	2014	2,033	235,562
FGR	466	55	2014	256	29,662
FOP	36	30	2014	11	1,275
FSP	126	40	2018	50	5,793
TOTALS	2,661			2,350	272,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,350	121.5249	121.52	285,572	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2020 Heated Area: 2033 HX Base Yr 2020



96045 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		272,293
TOTAL MARKET OB/XF VALUE		2,884
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		340,177
SOH/AGL Deduction		109,358
ASSESSED VALUE		230,819
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		175,097
TOTAL JUST VALUE		340,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100738	REPAIR/RRF	7,000	01/22/2021
B1428426	CO ISSUED	0	08/20/2014
B1428426	NEW CONSTR	247,861	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0536	11/21/2019	WD	Q	I	01	223,000
GRANTOR: OPENDOOR PROPERTY C L						
GRANTEE: GORDON PATRICIA G						
2282/0989	6/06/2019	WD	Q	I	01	230,100
GRANTOR: LOVELESS AMANDA B & P						
GRANTEE: OPENDOOR PROPERTY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 FSP=[YR=2018] W14 S9 E14 N9 $ S9 W24 S60 E13 N5 FOP=[YR=2014] E6 FGR=[YR=2014] S6 E21 N22 W7 N2 W6 S3 W8 S15 $ N6 W6 S6 $ N6 E6 N9 E8 N3 E6 S2 E7 N48 $.

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	590.00	SF	5.20	5.20	100	2014	2014	3	94	2,884	

LAND DESCRIPTION

TOTAL OB/XF 2,884

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