LOT 449
HERON ISLES #2 PB 7/218

SILMAN BRIAN W & SAMANTHA M
96015 OUT CREEK WAY
YULEE, FL 32097

2025

37-3N-28-0740-0449-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

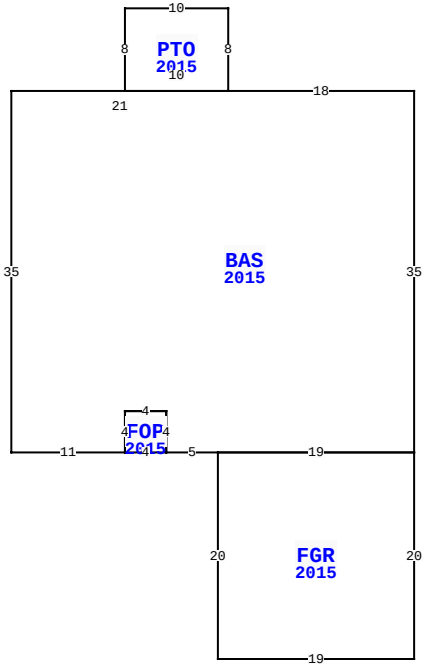
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,349	100	2015	1,349	155,796
FGR	380	55	2015	209	24,137
FOP	16	30	2015	5	577
PTO	80	5	2015	4	462
TOTALS	1,825			1,567	180,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,567	120.4875	120.49	188,808	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM - 100% - 2022 Heated Area: 1349 HX Base Yr 2022



96015 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		180,972
TOTAL MARKET OB/XF VALUE		17,433
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		263,405
SOH/AGL Deduction		28,841
ASSESSED VALUE		234,564
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,842
TOTAL JUST VALUE		263,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006979	POOL		05/30/2023
B1529851	CO ISSUED	0	05/22/2015
B1529851	NEW CONSTR	170,183	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/1257	11/30/2021	WD	Q	I	01	285,000
GRANTOR: WALLACE JAMIE & NOAH						
GRANTEE: SILMAN BRIAN W & SA						
1990/1161	6/30/2015	WD	Q	I	01	124,900
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: WALLACE JAMIE & NOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 PTO=[YR=2015] N8 W10 S8 E10 $ W21 S35 E11 FOP=[YR=2015] E4 N4 W4 S4 $ N4 E4 S4 E5 FGR=[YR=2015] S20 E19 N20 W19 $ E19 N35 $.

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	570.00	SF	5.20	5.20	100	2015	2015	3	95	2,816	
2	0866	POOL FIBER	1	100	0	0	144.00	SF	72.00	72.00	100	2024	2023		97	10,057	
3	0855	CONC PAVER	1	100	0	0	456.00	SF	10.00	10.00	100	2024	2023		100	4,560	

LAND DESCRIPTION

TOTAL OB/XF 17,433

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