LOT 429
IN OR 1671/811
HERON ISLES #2 PB 7/218

KEENAN JAMES R & SUSAN F
96014 OUT CREEK WAY
YULEE, FL 32097

2026

37-3N-28-0740-0429-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

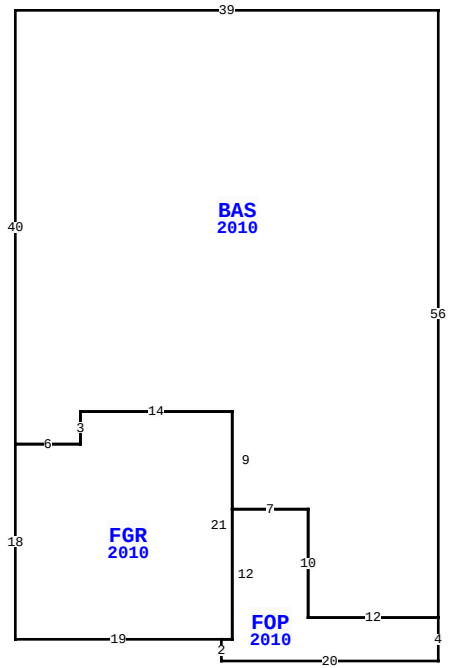
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,752	100	2010	1,752	184,229
FGR	402	55	2010	221	23,239
FOP	148	30	2010	44	4,626
TOTALS	2,302			2,017	212,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,017	107.8000	113.19	228,304	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2011 Heated Area: 1752 HX Base Yr 2011



96014 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		212,094
TOTAL MARKET OB/XF VALUE		52,020
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		329,114
SOH/AGL Deduction		156,596
ASSESSED VALUE		172,518
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,107
TOTAL JUST VALUE		329,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25096	ADDITION	19,042	09/01/2011
B24991	SWIM POOL	24,000	08/01/2011
C23115	CO ISSUED	0	03/25/2010
M14997	MECH OTHER	0	01/01/2010
E22317	ELEC OTHER	0	12/01/2009
B23115	NEW CONSTR	225,210	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1671/0811	4/08/2010	WD	Q	I	01	158,000
GRANTOR: D R HORTON INC						
GRANTEE: KEENAN JAMES R & SU						
1648/0229	11/05/2009	WD	U	V	30	135,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC						

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
2	0911	SCRN RM A	0	100	25	39	975.00	SF	18.00	18.00	100	2011	2011	3	40	7,020	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000	

BUILDING DIMENSIONS

BAS=[YR=2010] W39 S40 FGR=[YR=2010] S18 E19 FOP=[YR=2010] S2 E20 N4 W12 N10 W7 S12 W1 $ E1 N21 W14 S3 W6 $ E6 N3 E14 S9 E7 S10 E12 N56 $.

LAND DESCRIPTION

TOTAL OB/XF 52,020

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS