LOT 434
IN OR 1678/1283
HERON ISLES #2 PB 7/218

BLESSING KATHLEEN A
96062 OUT CREEK WAY
YULEE, FL 32097

2026

37-3N-28-0740-0434-0000

BUILDING CHARACTERISTICS

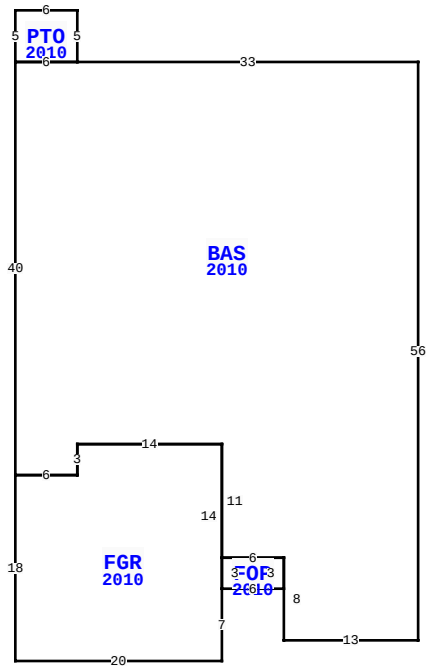
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,774	100	2010	1,774	193,662
FGR	402	55	2010	221	24,126
FOP	18	30	2010	5	546
PTO	30	5	2010	2	218
TOTALS	2,224			2,002	218,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,002	111.9160	117.51	235,255	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2011 Heated Area: 1774 HX Base Yr 2011



96062 OUT CREEK WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,552
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		283,552
SOH/AGL Deduction		134,151
ASSESSED VALUE		149,401
TOTAL EXEMPTION VALUE	SX HX HB	101,411
BASE TAXABLE VALUE		47,990
TOTAL JUST VALUE		283,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1702020	HT WTR HTR	0	03/01/2017
C23254	CO ISSUED	0	05/19/2010
E22472	ELEC OTHER	0	03/01/2010
P14136	OTHER	0	02/01/2010
B23254	NEW CONSTR	216,898	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1678/1283	5/24/2010	WD	Q	I	05	151,900
GRANTOR: D R HORTON INC						
GRANTEE: BLESSING KATHLEEN A						
1659/0814	1/14/2010	WD	U	V	30	165,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W33 PTO=[YR=2010] N5 W6 S5 E6 $ W6 S40
FGR=[YR=2010] S18 E20 N7 FOP=[YR=2010] E6 N3 W6 S3 $ N14
W14 S3 W6 $ E6 N3 E14 S11 E6 S8 E13 N56 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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