LOT 436
EX MINERAL RIGHTS
PT OR 1802/1931

LYNCH TAMMY L & THOMAS F
96080 OUT CREEK WAY
YULEE, FL 32097

2026

37-3N-28-0740-0436-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

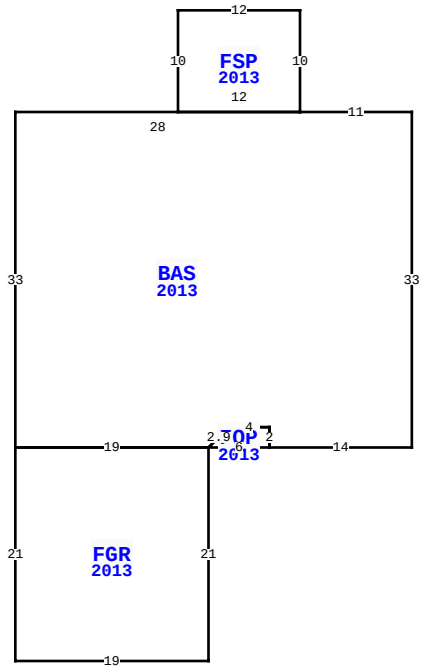
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,277	100	2013	1,277	149,558
FGR	399	55	2013	219	25,648
FOP	10	30	2013	3	351
FSP	120	40	2013	48	5,621
TOTALS	1,806			1,547	181,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,547	118.2180	124.13	192,029	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2021 Heated Area: 1277 HX Base Yr 2021



96080 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		181,179
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		246,179
SOH/AGL Deduction		61,581
ASSESSED VALUE		184,598
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,187
TOTAL JUST VALUE		246,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327064	CO ISSUED	0	09/18/2013
B1327150	REPAIR/RRF	1,316	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/0399	2/18/2020	WD	Q	I	02	186,000
GRANTOR: COYLE BRIAN & ELIZABE						
GRANTEE: LYNCH TAMMY L & THO						
1883/0359	9/30/2013	SW	Q	I	01	139,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COYLE BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 FSP=[YR=2013] N10 W12 S10 E12 $ W28 S33
FGR=[YR=2013] S21 E19 N21 W19 $ E19 FOP=[YR=2013] E6 N2 W4
D2 L2 $ U2 R2 E4 S2 E14 N33 $.

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		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