LOT 440
IN OR 1632/902
HERON ISLES #2 PB 7/218

HARDY LISA M
96111 OUT CREEK WAY
YULEE, FL 32097

2026

37-3N-28-0740-0440-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

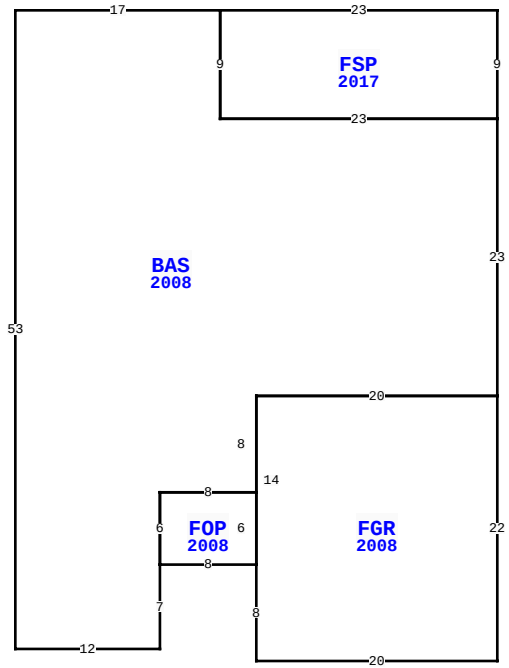
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,389	100	2008	1,389	146,253
FGR	440	55	2008	242	25,481
FOP	48	30	2008	14	1,474
FSP	207	40	2017	83	8,739
TOTALS	2,084			1,728	181,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,728	109.0000	114.45	197,770	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2010 Heated Area: 1389 HX Base Yr 2010



96111 OUT CREEK WAY, YULEE

BLD DATE	07/09/2008	RK	LGL DATE		
XF DATE	07/09/2008	RK	LAND DATE	05/13/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,948
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		246,948
SOH/AGL Deduction		115,893
ASSESSED VALUE		131,055
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,644
TOTAL JUST VALUE		246,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000032	REPAIR/RRF	11,000	01/03/2022
C20591	CO ISSUED	0	07/21/2009
M13428	H/AC	0	11/01/2007
E20078	NEW CONSTR	2,000	10/01/2007
P12757	NEW CONSTR	0	10/01/2007
B20591	NEW CONSTR	129,426	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1632/0902	7/23/2009	WD	Q	I	01	158,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: HARDY LISA M						
1509/0495	6/29/2007	WD	U	V	19	470,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W23 BAS=[YR=2008] W17 S53 E12 N7
FOP=[YR=2008] E8 FGR=[YR=2008] S8 E20 N22 W20 S14 $ N6 W8
S6 $ N6 E8 N8 E20 N23 W23 N9 $ S9 E23 N9 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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