LOT 441
IN OR 1652/513
HERON ISLES #2 PB 7/218

BLISS REBECCA M
96105 OUT CREEK WAY
YULEE, FL 32097

2026

37-3N-28-0740-0441-0000

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

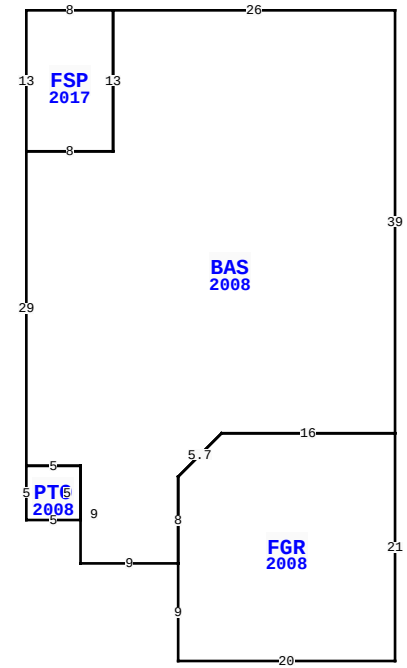
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100	2008	1,353	145,313
FGR	412	55	2008	227	24,380
FSP	104	40	2017	42	4,511
PTO	25	5	2008	1	108
TOTALS	1,894			1,623	174,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,623	111.1800	116.74	189,469	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2010 Heated Area: 1353 HX Base Yr 2010



96105 OUT CREEK WAY, YULEE

BLD DATE	07/09/2008 RK	LGL DATE	
XF DATE	07/09/2008 0	LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,311
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		239,311
SOH/AGL Deduction		113,723
ASSESSED VALUE		125,588
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,177
TOTAL JUST VALUE		239,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20556	CO ISSUED	0	11/01/2009
M13425	H/AC	0	11/01/2007
E20082	NEW CONSTR	2,000	10/01/2007
P12755	NEW CONSTR	0	10/01/2007
B20556	NEW CONSTR	125,664	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1652/0513	11/30/2009	WD	Q	I	01	140,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: BLISS REBECCA 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

BAS=[YR=2008] W26 FSP=[YR=2017] W8 S13 E8 N13 $ S13 W8 S29
PTO=[YR=2008] S5 E5 N5 W5 $ E5 S9 E9 FGR=[YR=2008] S9 E20
N21 W16 D4 L4 S8 $ N8 U4 R4 E16 N39 $.

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