LOT 444
IN OR 1558/1433
HERON ISLES #2 PB 7/218

ROWELL RICKY &/BRANDT-ROWELL ANGELA M
96065 OUT CREEK WAY
YULEE, FL 32097

**2026**

**37-3N-28-0740-0444-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 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 | | 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 |

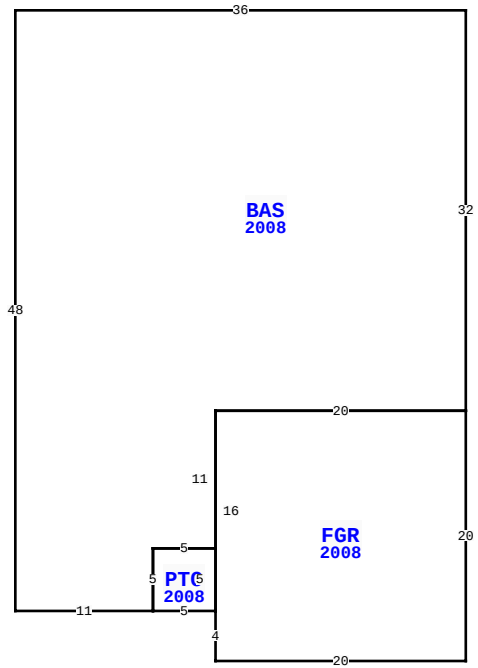
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4038.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,383 | 100 | 2008 | 1,383 | 149,188 |
| FGR | 400 | 55 | 2008 | 220 | 23,732 |
| PTO | 25 | 5 | 2008 | 1 | 108 |
| TOTALS | 1,808 | | | 1,604 | 173,027 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,604 | 111.7920 | 117.38 | 188,278 | 2008 | 2008 | 0 | 0 | 0 | 8.10 | 91.90 |

1 SINGLE FAM 100% - 2009 Heated Area: 1383 HX Base Yr 2009




96065 OUT CREEK WAY, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 08/18/2008 | RK | LGL DATE | |
| XF DATE | 08/18/2008 | RK | LAND DATE | 05/13/2025 MLU |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 173,027 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 238,027 |
| SOH/AGL Deduction | | 113,604 |
| ASSESSED VALUE | | 124,423 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 73,012 |
| TOTAL JUST VALUE | | 238,027 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 242,113 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M13426 | H/AC | 0 | 11/01/2007 |
| E20079 | NEW CONSTR | 2,000 | 10/01/2007 |
| C20547 | CO ISSUED | 0 | 09/01/2007 |
| B20547 | NEW CONSTR | 110,616 | 09/01/2007 |
| P12750 | NEW CONSTR | 0 | 09/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1558/1433 | 4/01/2008 | WD | Q | I | | 164,500 |
| GRANTOR: B S LAND INVESTMENTS | | | | | | |
| GRANTEE: ROWELL RICKY & ANGE | | | | | | |
| 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] W36 S48 E11 PTO=[YR=2008] E5 FGR=[YR=2008]
S4 E20 N20 W20 S16 $ N5 W5 S5 $ N5 E5 N11 E20 N32 $ .

## 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