LOT 390
IN OR 2203/1016
HERON ISLES #2 PB 7/218

TRUE JULIE M
96052 BASS LN
YULEE, FL 32097

2023

37-3N-28-0740-0390-0000

BUILDING CHARACTERISTICS

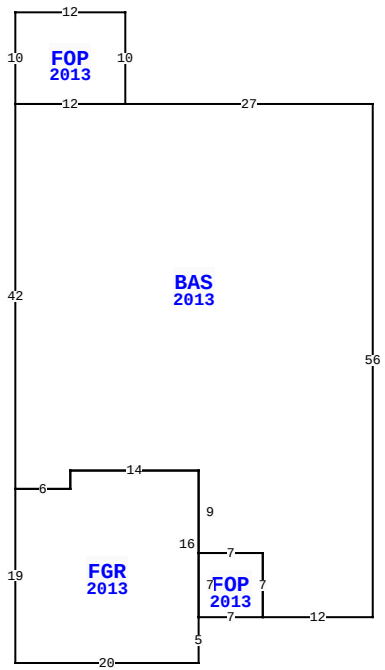
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,827	100	1,827	198,987
FGR	408	55	224	24,397
FOP	49	30	15	1,633
FOP	120	30	36	3,921
TOTALS	2,404		2,102	228,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,102	125.9104	113.63	238,850	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2019 Heated Area: 1827 HX Base Yr 2019



96052 BASS LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,938
TOTAL MARKET OB/XF VALUE		7,550
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		291,488
SOH/AGL Deduction		97,323
ASSESSED VALUE		194,165
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,165
TOTAL JUST VALUE		291,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327299	CO ISSUED	0	02/07/2014
E1326412	NEW CONSTR	0	07/01/2013
B1327299	NEW CONSTR	211,621	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2203/1016	6/12/2018	WD	Q	I	01	210,000
GRANTOR: RANDOLPH JUSTIN E & M						
GRANTEE: TRUE JULIE M						
1910/1208	3/28/2014	SW	Q	I	01	165,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RANDOLPH JUSTIN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W27 FOP=[YR=2013] N10 W12 S10 E12 $ W12 S42
FGR=[YR=2013] S19 E20 N5 FOP=[YR=2013] E7 N7 W7 S7 $ N16
W14 S2 W6 $ E6 N2 E14 S9 E7 S7 E12 N56 $.

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
1	0811	CONCRETE B	0	100	0	0	912.00	SF	5.20	5.20	100	2013	2013	3	95	4,505	
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2013	2013	3	87	2,784	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 7,550

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/02/2018 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS