LOT 391
IN OR 1879/1692
HERON ISLES #2 PB 7/218

HOBLIT OLIVIA R & PHILIP J
96062 BASS LN
YULEE, FL 32097

2023

37-3N-28-0740-0391-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

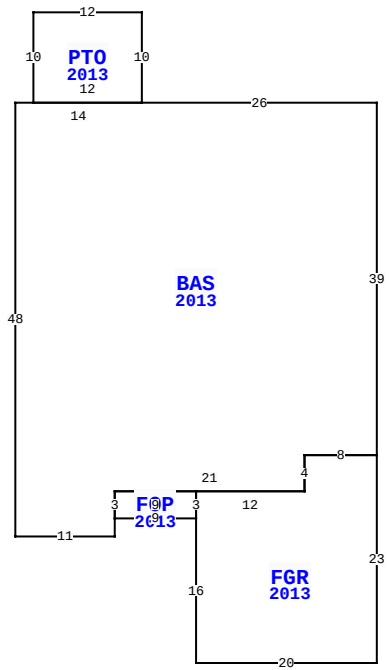
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,743	100	1,743	184,451
FGR	412	55	227	24,022
FOP	27	30	8	846
PTO	120	5	6	635
TOTALS	2,302		1,984	209,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,984	122.7842	110.81	219,847	2013	2013	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2014 Heated Area: 1743 HX Base Yr 2014



96062 BASS LN, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,954
TOTAL MARKET OB/XF VALUE		3,260
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		268,214
SOH/AGL Deduction		124,865
ASSESSED VALUE		143,349
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,349
TOTAL JUST VALUE		268,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327116	CO ISSUED	0	09/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/1451	11/08/2021	QC	U	I	11	100
GRANTOR: HOBLIT OLIVIA R & PHI						
GRANTEE: HOBLIT OLIVIA R & P						
1879/1692	9/16/2013	WD	Q	I	02	138,900
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: HOBLIT OLIVIA R & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W26 PTO=[YR=2013] N10 W12 S10 E12 $ W14 S48 E11 N2 FOP=[YR=2013] E9 FGR=[YR=2013] S16 E20 N23 W8 S4 W12 S3 $ N3 W9 S3 $ N3 E21 N4 E8 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
1	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2013	2013	3	95	3,260	

LAND DESCRIPTION

TOTAL OB/XF 3,260

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	SFR POND	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 KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS