LOT 395
IN OR 1646/635
HERON ISLES #2 PB 7/218

MEEKS CARISSA
96067 BASS LANE
YULEE, FL 32097

2023

37-3N-28-0740-0395-0000

BUILDING CHARACTERISTICS

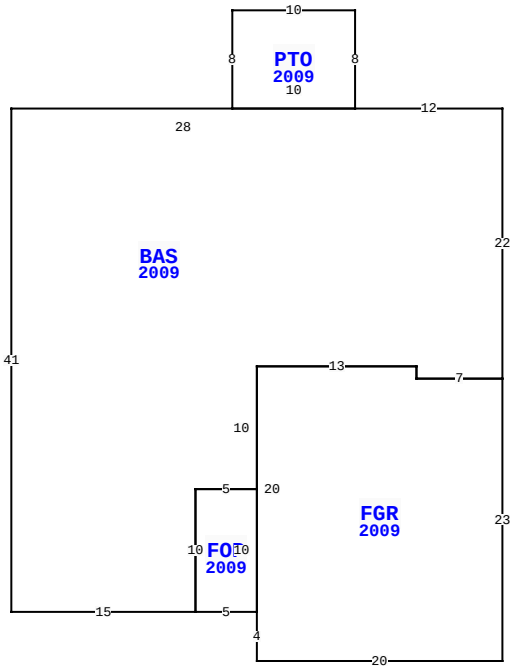
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,197	100	1,197	127,021
FGR	473	55	260	27,591
FOP	50	30	15	1,592
PTO	80	5	4	424
TOTALS	1,800		1,476	156,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	125.2152	113.01	166,803	2009	2009	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2010 Heated Area: 1197 HX Base Yr 2010



96067 BASS LN, YULEE

BLD DATE	05/05/2015 KK	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		156,628
TOTAL MARKET OB/XF VALUE		2,650
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		214,278
SOH/AGL Deduction		105,466
ASSESSED VALUE		108,812
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,812
TOTAL JUST VALUE		214,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922764	CO ISSUED	0	10/29/2009
M14785	MECH OTHER	0	09/01/2009
E22023	ELEC OTHER	0	08/01/2009
R12048	REPAIR/RRF	2,000	08/01/2009
R12048	REPAIR/RRF	2,000	08/01/2009
P13882	OTHER	0	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1646/0635	10/29/2009	WD	Q	I	01	139,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: MEEKS CARISSA						
1631/1378	7/23/2009	WD	U	V	12	25,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W12 PTO=[YR=2009] N8 W10 S8 E10 $ W28 S41 E15
FOP=[YR=2009] E5 FGR=[YR=2009] S4 E20 N23 W7 N1 W13 S20 $
N10 W5 S10 $ N10 E5 N10 E13 S1 E7 N22 $.

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	560.00	SF	5.20	5.20	100	2009	2009	3	91	2,650	

LAND DESCRIPTION

TOTAL OB/XF 2,650

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	0003	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