LOT 396
IN OR 1892/63
HERON ISLES #2 PB 7/218

ROMEO HOMES FLORIDA LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

2023

37-3N-28-0740-0396-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

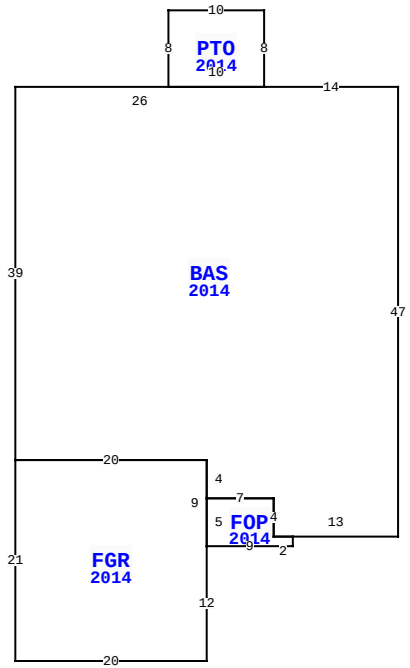
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,692	100	1,692	182,081
FGR	420	55	231	24,858
FOP	37	30	11	1,184
PTO	80	5	4	431
TOTALS	2,229		1,938	208,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,938	123.7544	111.69	216,455	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 0% - 0 Heated Area: 1692 HX Base Yr



96061 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	208,554
TOTAL MARKET OB/XF VALUE	3,791
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	267,345
SOH/AGL Deduction	47,459
ASSESSED VALUE	219,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,886
TOTAL JUST VALUE	267,345
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428167	CO ISSUED	0	05/23/2014
B1428167	NEW CONSTR	207,991	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1892/0063	11/20/2013	WD	Q	V	01	20,000

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: ROMEO HOMES FLORIDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 PTO=[YR=2014] N8 W10 S8 E10 $ W26 S39
FGR=[YR=2014] S21 E20 N12 FOP=[YR=2014] E9 N1 W2 N4 W7 S5 $
N9 W20 $ E20 S4 E7 S4 E13 N47 $.

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	0810	CONCRETE A	0	0	0	0	614.00	SF	6.50	6.50	100	2014	2014	3	95	3,791	

LAND DESCRIPTION

TOTAL OB/XF 3,791

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	0		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