

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

TRUE JULIE M
96052 BASS LN
YULEE, FL 32097

2024

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

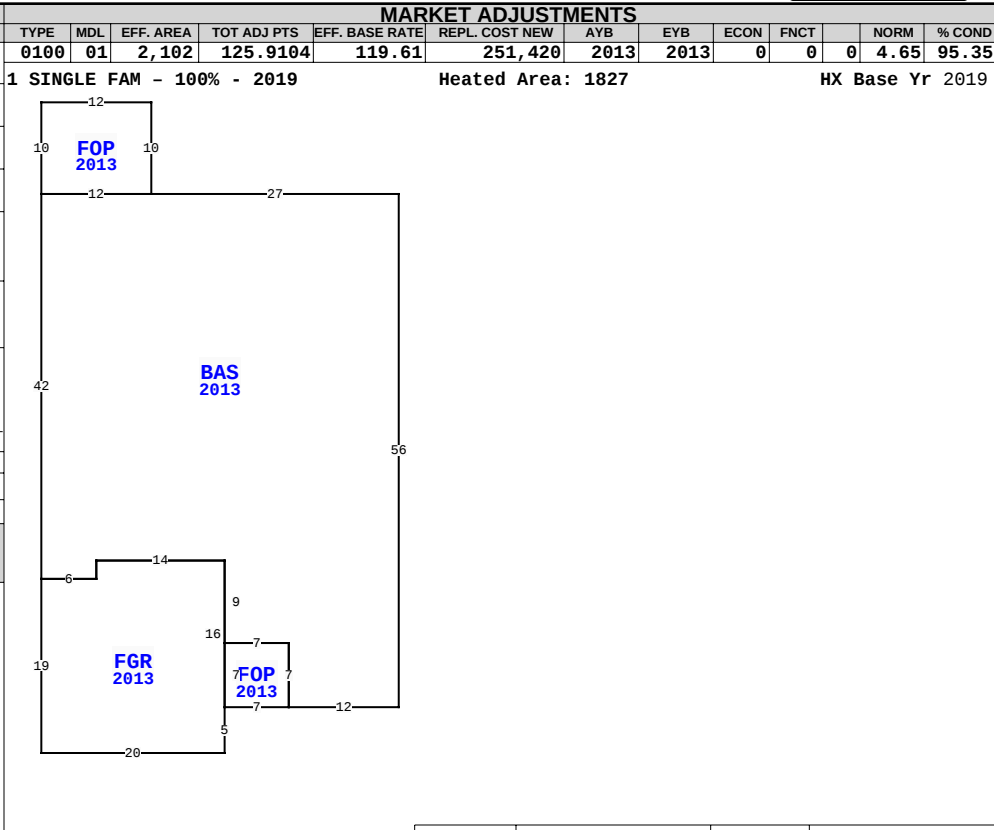
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,827	100	1,827	208,365
FGR	408	55	224	25,547
FOP	49	30	15	1,711
FOP	120	30	36	4,106
TOTALS	2,404		2,102	239,729

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	94	4,458	
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2013	2013	3	85	2,720	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



TOTAL OB/XF		
7,433		

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7,433		

NASSAU COUNTY PROPERTY		
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VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,729
TOTAL MARKET OB/XF VALUE		7,433
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		302,162
SOH/AGL Deduction		102,172
ASSESSED VALUE		199,990
TOTAL EXEMPTION VALUE	SX HX HB	100,000
BASE TAXABLE VALUE		99,990
TOTAL JUST VALUE		302,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,488

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
2203/1016	6/12/2018	WD Q
GRANTOR: RANDOLPH JUSTIN E & M		
GRANTEE: TRUE JULIE M		
1910/1208	3/28/2014	SW Q
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 \$.		