LOT 394
HERON ISLES #2 PB 7/218

**ALBURY JODY EARL & RUTH**
96083 BASS LN
YULEE, FL 32097

**2024**

**37-3N-28-0740-0394-0000**

## BUILDING CHARACTERISTICS

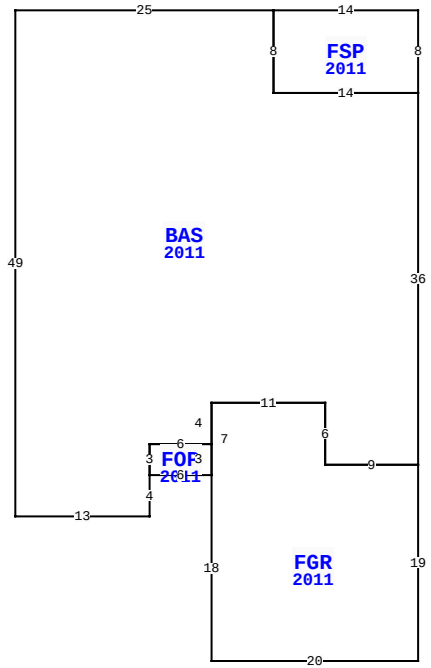
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 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 | 1,591 | 100 | 1,591 | 165,495 |
| FGR | 446 | 55 | 245 | 25,485 |
| FOP | 18 | 30 | 5 | 520 |
| FSP | 112 | 40 | 45 | 4,681 |
| TOTALS | 2,167 | | 1,886 | 196,180 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,886 | 115.9928 | 110.19 | 207,818 | 2011 | 2011 | 0 | 0 | 0 | 5.60 | 94.40 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1591 HX Base Yr 2021




96083 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 | | 196,180 |
| TOTAL MARKET OB/XF VALUE | | 42,478 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 293,658 |
| SOH/AGL Deduction | | 77,590 |
| ASSESSED VALUE | | 216,068 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 166,068 |
| TOTAL JUST VALUE | | 293,658 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 286,713 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C24280 | CO ISSUED | 0 | 04/25/2011 |
| M15933 | H/AC | 0 | 02/01/2011 |
| E23198 | NEW CONSTR | 0 | 01/01/2011 |
| P14591 | NEW CONSTR | 0 | 01/01/2011 |
| B24280 | NEW CONSTR | 177,985 | 01/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2409/0851 | 11/11/2020 | WD | Q | I | 02 | 270,000 |
| GRANTOR: LEADBETTER RAYMOND J | | | | | | |
| GRANTEE: ALBURY JODY EARL & | | | | | | |
| 2068/0354 | 8/24/2016 | WD | Q | I | 01 | 201,000 |
| GRANTOR: HAUGEBERG DONALD W & | | | | | | |
| GRANTEE: LEADBETTER RAYMOND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2011] W14 BAS=[YR=2011] W25 S49 E13 N4
FOP=[YR=2011] E6 FGR=[YR=2011] S18 E20 N19 W9 N6 W11 S7 $
N3 W6 S3 $ N3 E6 N4 E11 S6 E9 N36 W14 N8 $ S8 E14 N8 $ .

## 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 | 787.00 | SF | 5.20 | 5.20 | 100 | 2011 | 2011 | 3 | 92 | 3,765 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 853.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 92 | 7,848 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 459.00 | SF | 85.00 | 85.00 | 100 | 2011 | 2011 | 3 | 64 | 24,970 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 192.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 64 | 1,229 | |
| 5 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 180.00 | LF | 32.00 | 32.00 | 100 | 2011 | 2011 | 3 | 81 | 4,666 | |

## LAND DESCRIPTION

TOTAL OB/XF 42,478

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS