LOT 388
IN OR 2013/1331
HERON ISLES #2 PB 7/218

PENISTER DEIRDRE L
96034 BASS LN
YULEE, FL 32097

2025

37-3N-28-0740-0388-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

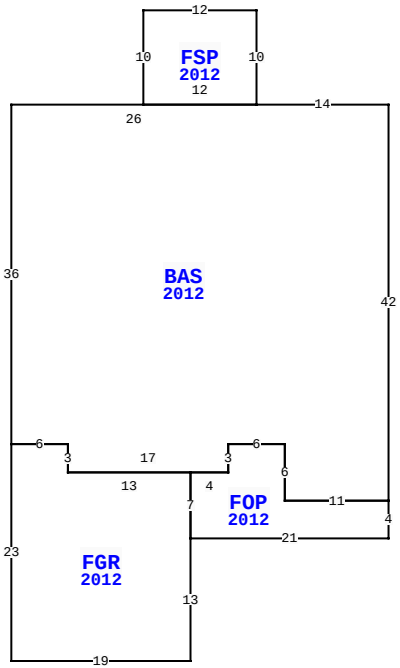
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	2012	1,557	172,170
FGR	398	55	2012	219	24,217
FOP	132	30	2012	40	4,423
FSP	120	40	2012	48	5,308
TOTALS	2,207			1,864	206,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	117.2031	117.20	218,461	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2016 Heated Area: 1557 HX Base Yr 2016



96034 BASS LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,118
TOTAL MARKET OB/XF VALUE		3,043
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		274,161
SOH/AGL Deduction		113,824
ASSESSED VALUE		160,337
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,615
TOTAL JUST VALUE		274,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226631	REMODEL	1,395	11/01/2012
C1225987	CO ISSUED	0	10/08/2012
E25150	NEW CONSTR	0	06/01/2012
M17285	H/AC	0	06/01/2012
P15919	NEW CONSTR	0	05/01/2012
B25987	NEW CONSTR	180,438	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2013/1331	11/10/2015	WD	Q	I	02	155,500
GRANTOR: BROWN-WALLACE MARY L						
GRANTEE: PENISTER DEIRDRE L						
1930/0180	7/17/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: BROWN-WALLACE MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W14 FSP=[YR=2012] N10 W12 S10 E12 $ W26 S36
FGR=[YR=2012] S23 E19 N13 FOP=[YR=2012] E21 N4 W11 N6 W6 S3
W4 S7 $ N7 W13 N3 W6 $ E6 S3 E17 N3 E6 S6 E11 N42 $.

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	636.00	SF	5.20	5.20	100	2012	2012	3	92	3,043	

LAND DESCRIPTION

TOTAL OB/XF 3,043

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS