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

TRUE JULIE M
96052 BASS LN
YULEE, FL 32097

2025

37-3N-28-0740-0390-0000

BUILDING CHARACTERISTICS

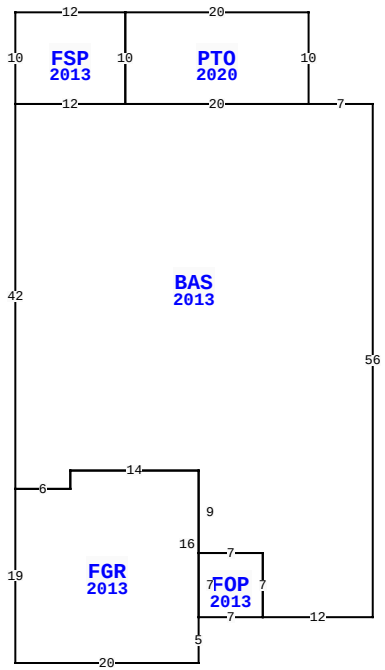
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,827	100	2013	1,827	208,278
FGR	408	55	2013	224	25,536
FOP	49	30	2013	15	1,710
FSP	120	40	2013	48	5,472
PTO	200	5	2020	10	1,140
TOTALS	2,604			2,124	242,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,124	120.1872	120.19	255,284	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2019 Heated Area: 1827 HX Base Yr 2019



96052 BASS LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,137
TOTAL MARKET OB/XF VALUE		7,315
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		314,452
SOH/AGL Deduction		106,153
ASSESSED VALUE		208,299
TOTAL EXEMPTION VALUE	SX HX HB	100,722
BASE TAXABLE VALUE		107,577
TOTAL JUST VALUE		314,452
NCON VALUE		2,509
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,162

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	Q U	V I	RSN CD	SALE PRICE
2203/1016	6/12/2018	WD	Q	I	01	210,000
GRANTOR: RANDOLPH JUSTIN E & M						
GRANTEE: TRUE JULIE M						
1910/1208	3/28/2014	SW	Q	I	01	165,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RANDOLPH JUSTIN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W7 W20 W12 S42 E6 N2 E14 S9 E7 S7 E12 N56 $
FGR=[YR=2013;ORIG=-39,42] S19 E20 N5 N16 W14 S2 W6 $
FSP=[YR=2013;ORIG=-27,0] N10 W12 S10 E12 $
FOP=[YR=2013;ORIG=-19,56] E7 N7 W7 S7 $
PTO=[YR=2020;ORIG=-27,-10] E20 S10 W20 N10 $
.

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	912.00	SF	5.20	5.20	100	2013	2013	3	93	4,410	
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2013	2013	3	83	2,656	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 7,315

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