LOT 395
IN OR 1646/635
HERON ISLES #2 PB 7/218

MEEKS CARISSA
96067 BASS LANE
YULEE, FL 32097

2025

37-3N-28-0740-0395-0000

BUILDING CHARACTERISTICS

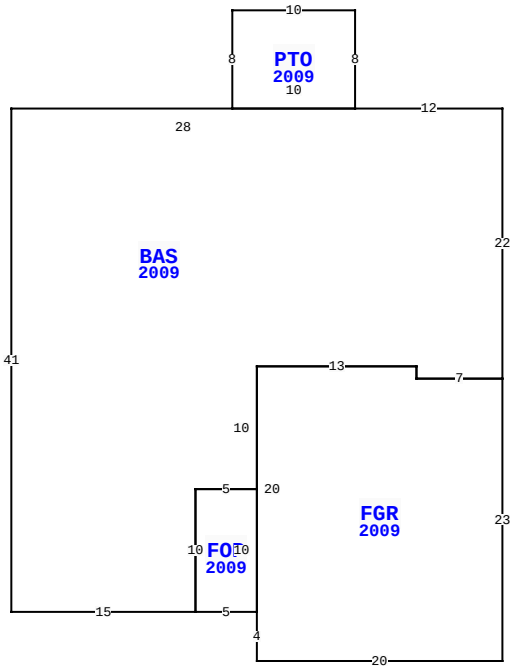
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,197	100	2009	1,197	132,907
FGR	473	55	2009	260	28,869
FOP	50	30	2009	15	1,666
PTO	80	5	2009	4	444
TOTALS	1,800			1,476	163,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	119.5236	119.52	176,412	2009	2009	0	0	0	7.10	92.90

1 SINGLE FAM – 100% - 2010 Heated Area: 1197 HX Base Yr 2010



96067 BASS LN, YULEE

BLD DATE	05/05/2015 KK	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		163,887
TOTAL MARKET OB/XF VALUE		2,592
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		231,479
SOH/AGL Deduction		116,153
ASSESSED VALUE		115,326
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,604
TOTAL JUST VALUE		231,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922764	CO ISSUED	0	10/29/2009
M14785	MECH OTHER	0	09/01/2009
E22023	ELEC OTHER	0	08/01/2009
R12048	REPAIR/RRF	2,000	08/01/2009
R12048	REPAIR/RRF	2,000	08/01/2009
P13882	OTHER	0	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1646/0635	10/29/2009	WD	Q	I	01	139,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: MEEKS CARISSA						
1631/1378	7/23/2009	WD	U	V	12	25,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

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	560.00	SF	5.20	5.20	100	2009	2009	3	89	2,592	

BUILDING DIMENSIONS

BAS=[YR=2009] W12 PTO=[YR=2009] N8 W10 S8 E10 $ W28 S41 E15
FOP=[YR=2009] E5 FGR=[YR=2009] S4 E20 N23 W7 N1 W13 S20 $
N10 W5 S10 $ N10 E5 N10 E13 S1 E7 N22 $.

LAND DESCRIPTION

TOTAL OB/XF 2,592

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	0003	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