LOT 397
HERON ISLES #2 PB 7/218

BENNETT KENDRA R
96051 BASS LN
YULEE, FL 32097

2025

37-3N-28-0740-0397-0000

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	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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

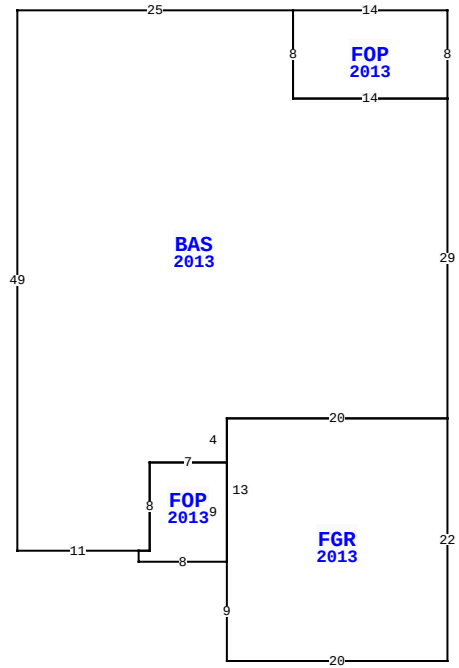
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,503	100	2013	1,503	165,854
FGR	440	55	2013	242	26,704
FOP	64	30	2013	19	2,096
FOP	112	30	2013	34	3,752
TOTALS	2,119			1,798	198,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	116.3400	116.34	209,179	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2024 Heated Area: 1503 HX Base Yr 2024



96051 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		198,406
TOTAL MARKET OB/XF VALUE		4,954
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		268,360
SOH/AGL Deduction		2,254
ASSESSED VALUE		266,106
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,384
TOTAL JUST VALUE		268,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327478	CO ISSUED	0	11/25/2013
E1326530	NEW CONSTR	0	08/01/2013
B1327478	NEW CONSTR	185,361	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/1019	4/14/2023	WD	Q	I	01	275,000
GRANTOR: BACK DEVIN MICHAEL &						
GRANTEE: BENNETT KENDRA R						
2219/1141	8/20/2018	WD	Q	I	01	197,000
GRANTOR: FERRELL JEFFREY R & J						
GRANTEE: BACK DEVIN MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W14 BAS=[YR=2013] W25 S49 E11 FOP=[YR=2013] S1 E8 FGR=[YR=2013] S9 E20 N22 W20 S13 $ N9 W7 S8 W1 $ E1 N8 E7 N4 E20 N29 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	596.00	SF	5.20	5.20	100	2013	2013	3	93	2,882	
2	1242	WD DECK A	0	100	18	10	180.00	SF	10.00	10.00	100	2017	2017	3	74	1,332	
3	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2017	2017	3	74	740	

LAND DESCRIPTION

TOTAL OB/XF 4,954

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