LOT 400
HERON ISLES #2 PB 7/218

FOX EMILY MIRA
96023 BASS LANE
YULEE, FL 32097

2025

37-3N-28-0740-0400-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 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

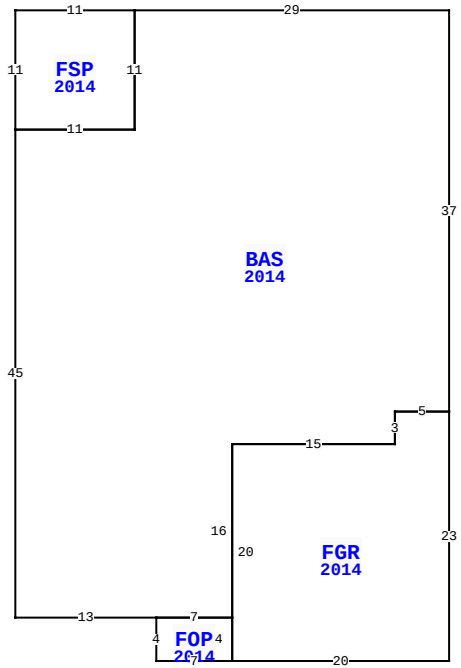
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	2014	1,784	206,711
FGR	415	55	2014	228	26,419
FOP	28	30	2014	8	927
FSP	121	40	2014	48	5,562
TOTALS	2,348			2,068	239,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,068	121.5249	121.52	251,303	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1784 HX Base Yr 2022



96023 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		239,617
TOTAL MARKET OB/XF VALUE		3,568
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		308,185
SOH/AGL Deduction		37,691
ASSESSED VALUE		270,494
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,772
TOTAL JUST VALUE		308,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328053	CO ISSUED	0	04/30/2014
P1317055	NEW CONSTR	0	12/01/2013
B1328053	NEW CONSTR	208,823	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/1177	5/27/2021	WD	Q	I	01	271,000
GRANTOR: TUPICA MICHAEL R & SH						
GRANTEE: FOX EMILY MIRA						
2256/1020	2/15/2019	WD	Q	I	01	217,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: TUPICA MICHAEL R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W29 FSP=[YR=2014] W11 S11 E11 N11$ S11 W11 S45 E13 FOP=[YR=2014] S4 E7 FGR=[YR=2014] E20 N23 W5 S3 W15 S20 $ N4 W7 $ E7 N16 E15 N3 E5 N37 $.

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	0810	CONCRETE A	0	100	0	0	584.00	SF	6.50	6.50	100	2014	2014	3	94	3,568	

LAND DESCRIPTION

TOTAL OB/XF 3,568

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