LOT 401
IN OR 1902/252
HERON ISLES #2 PB 7/218

YOH SAMUEL ALLEN & HOLLY
96017 BASS LN
YULEE, FL 32097

2025

37-3N-28-0740-0401-0000

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	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

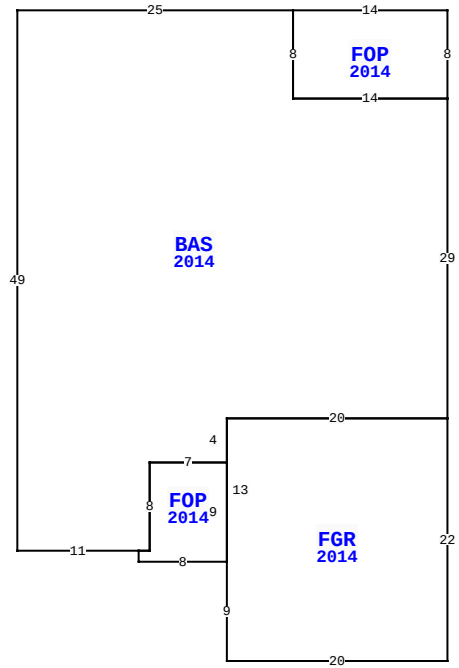
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,503	100	2014	1,503	165,525
FGR	440	55	2014	242	26,651
FOP	64	30	2014	19	2,093
FOP	112	30	2014	34	3,744
TOTALS	2,119			1,798	198,012

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	115.5000	115.50	207,669	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1503 HX Base Yr 2015



96017 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		198,012
TOTAL MARKET OB/XF VALUE		4,008
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		267,020
SOH/AGL Deduction		111,471
ASSESSED VALUE		155,549
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		99,827
TOTAL JUST VALUE		267,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006337	REPAIR/RRF	11,232	08/01/2020
B1327703	CO ISSUED	0	02/03/2014
B1327703	NEW CONSTR	192,468	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1902/0252	2/11/2014	WD	Q	I	01	138,400
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: YOH SAMUEL ALLEN &						
1877/0837	9/05/2013	WD	U	V	30	24,200
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W14 BAS=[YR=2014] W25 S49 E11 FOP=[YR=2014] S1 E8 FGR=[YR=2014] 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	0810	CONCRETE A	0	100	0	0	656.00	SF	6.50	6.50	100	2014	2014	3	94	4,008	

LAND DESCRIPTION

TOTAL OB/XF 4,008

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