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

TRUE JULIE M
96052 BASS LN
YULEE, FL 32097

2026

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

BUILDING CHARACTERISTICS

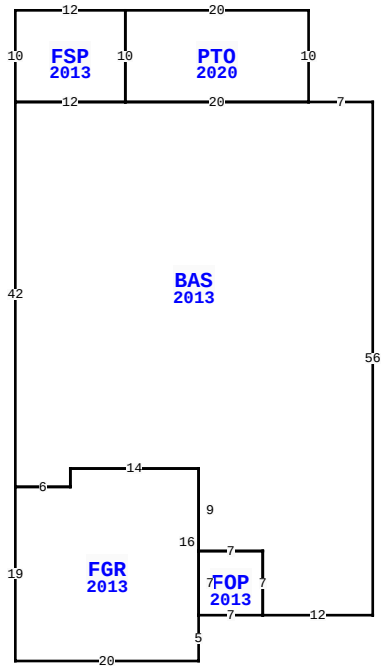
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	207,180
FGR	408	55	2013	224	25,402
FOP	49	30	2013	15	1,701
FSP	120	40	2013	48	5,443
PTO	200	5	2020	10	1,134
TOTALS	2,604			2,124	240,860

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	114.4640	120.19	255,284	2013	2013	0	0	0	5.65	94.35

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		240,860
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		305,860
SOH/AGL Deduction		91,937
ASSESSED VALUE		213,923
TOTAL EXEMPTION VALUE	SX HX HB	101,411
BASE TAXABLE VALUE		112,512
TOTAL JUST VALUE		305,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,452

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS