LOT 391
HERON ISLES #2 PB 7/218

MCCULLOUGH WILLIAM B & STACY A
4250 MARSH RD
MARIETTA, GA 30066

2026

37-3N-28-0740-0391-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

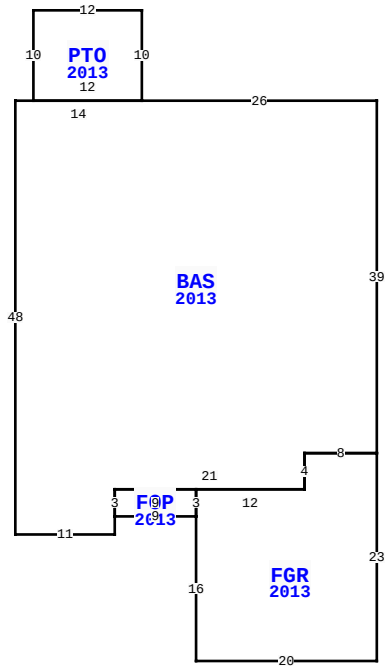
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,743	100	2013	1,743	192,023
FGR	412	55	2013	227	25,008
FOP	27	30	2013	8	882
PTO	120	5	2013	6	661
TOTALS	2,302			1,984	218,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,984	111.6220	117.20	232,525	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 0% - 2024 Heated Area: 1743 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

96062 BASS LN, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	218,574
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	283,574
SOH/AGL Deduction	0
ASSESSED VALUE	283,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,574
TOTAL JUST VALUE	283,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327116	CO ISSUED	0	09/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/476	7/28/2023	WD	Q	I	02	350,000
GRANTOR: HOBLIT OLIVIA R & PHI						
GRANTEE: MCCULLOUGH WILLIAM						
2513/1451	11/08/2021	QC	U	I	11	100
GRANTOR: HOBLIT OLIVIA R & PHI						
GRANTEE: HOBLIT OLIVIA R & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W26 PTO=[YR=2013] N10 W12 S10 E12 $ W14 S48 E11 N2 FOP=[YR=2013] E9 FGR=[YR=2013] S16 E20 N23 W8 S4 W12 S3 $ N3 W9 S3 $ N3 E21 N4 E8 N39 $.

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	000134	C	RES POND	0		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