LOT 393
HERON ISLES #2 PB 7/218

GUEST ANDREW STEPHEN
96086 BASS LANE
YULEE, FL 32097

2026

37-3N-28-0740-0393-0000

BUILDING CHARACTERISTICS

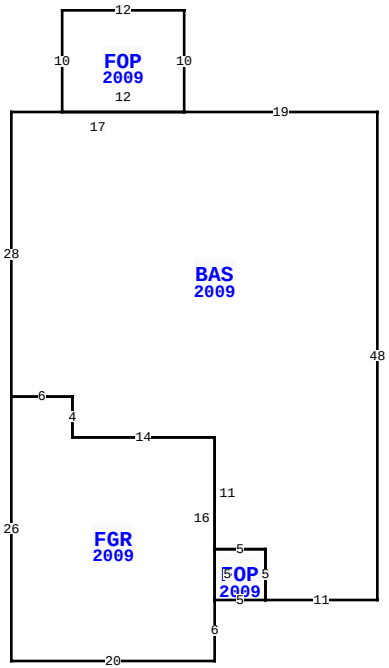
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,359	100	2009	1,359	144,508
FGR	464	55	2009	255	27,115
FOP	25	30	2009	8	851
FOP	120	30	2009	36	3,828
TOTALS	1,968			1,658	176,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,658	109.6000	115.08	190,803	2009	2009	0	0	0	7.60	92.40

1 SINGLE FAM 0% - 0 Heated Area: 1359 HX Base Yr



96086 BASS LN, YULEE

BLD DATE	05/05/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	176,302
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	241,302
SOH/AGL Deduction	0
ASSESSED VALUE	241,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,302
TOTAL JUST VALUE	241,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14786	MECH OTHER	0	09/01/2009
C0922763	CO ISSUED	0	08/01/2009
E22024	ELEC OTHER	2,000	08/01/2009
R12047	REPAIR/RRF	2,000	08/01/2009
P13881	OTHER	0	08/01/2009
B22763	NEW CONSTR	122,826	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2855/1244	3/12/2026	QC	U	I	11	100
GRANTOR: GUEST ANDREW STEPHEN						
GRANTEE: GUEST ANDREW STEPHE						
2343/1907	2/27/2020	WD	Q	I	01	197,000
GRANTOR: JOHNSON BRIANNE D						
GRANTEE: GUEST ANDREW STEPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W19 FOP=[YR=2009] N10 W12 S10 E12 $ W17 S28
FGR=[YR=2009] S26 E20 N6 FOP=[YR=2009] E5 N5 W5 S5 $ N16
W14 N4 W6 $ E6 S4 E14 S11 E5 S5 E11 N48 $.

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	0003	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