LOT 394
HERON ISLES #2 PB 7/218

ALBURY JODY EARL & RUTH
96083 BASS LN
YULEE, FL 32097

2026

37-3N-28-0740-0394-0000

BUILDING CHARACTERISTICS

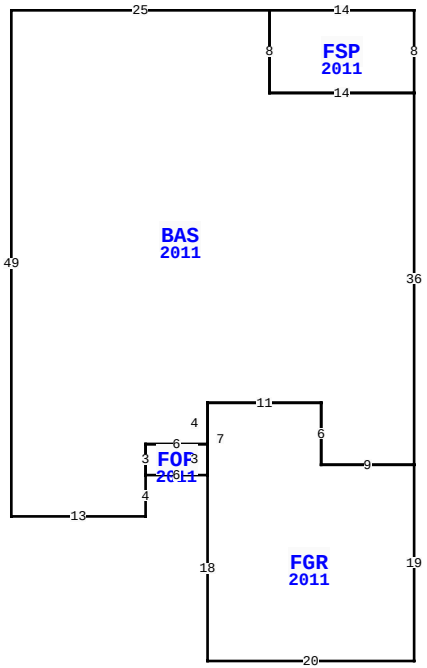
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,591	100	2011	1,591	164,530
FGR	446	55	2011	245	25,336
FOP	18	30	2011	5	517
FSP	112	40	2011	45	4,653
TOTALS	2,167			1,886	195,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,886	105.4480	110.72	208,818	2011	2011	0	0	0	6.60	93.40

1 SINGLE FAM 100% - 2021 Heated Area: 1591 HX Base Yr 2021



96083 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		195,036
TOTAL MARKET OB/XF VALUE		45,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		305,036
SOH/AGL Deduction		76,699
ASSESSED VALUE		228,337
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,926
TOTAL JUST VALUE		305,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24280	CO ISSUED	0	04/25/2011
M15933	H/AC	0	02/01/2011
E23198	NEW CONSTR	0	01/01/2011
P14591	NEW CONSTR	0	01/01/2011
B24280	NEW CONSTR	177,985	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/0851	11/11/2020	WD	Q	I	02	270,000
GRANTOR: LEADBETTER RAYMOND J						
GRANTEE: ALBURY JODY EARL &						
2068/0354	8/24/2016	WD	Q	I	01	201,000
GRANTOR: HAUGEBERG DONALD W &						
GRANTEE: LEADBETTER RAYMOND						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W14 BAS=[YR=2011] W25 S49 E13 N4
FOP=[YR=2011] E6 FGR=[YR=2011] S18 E20 N19 W9 N6 W11 S7 $
N3 W6 S3 $ N3 E6 N4 E11 S6 E9 N36 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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 45,000

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	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