

Property Information		Request Information		Update Information	
File#:	24-2205053	Requested Date:	08/16/2024	Update Requested:	
Owner:	WGH FLORIDA LLC	Branch:		Requested By:	
Address 1:	96043 Bass Lane	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	Yulee, FL 32097	# of Parcel(s):	1		

### Notes

**CODE VIOLATIONS** Per Nassau County Department of Zoning there are no Code Violation cases on this property.  
 Collector: Nassau County  
 Payable: 96161 Nassau Pl, Yulee, FL 32097  
 Business# (904) 530-6250

**PERMITS** Per Nassau County Building Department there are no Open/Pending/ Expired Permit on this property.  
 Collector: Nassau County  
 Payable: 96161 Nassau Pl, Yulee, FL 32097  
 Business# (904) 530-6250

**SPECIAL ASSESSMENTS** Per Nassau County Tax Collector Department there are no Special Assessments/liens on the property.  
 Collector: Nassau County  
 Payable: 86130 License Road, Fernandina Beach, FL 32034  
 Business# 904-491-7400

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

**DEMOLITION** NO

**UTILITIES** WATER & SEWER  
 Account #: N/A  
 Payment Status: N/A  
 Status: Pvt & Lienable  
 Amount: N/A  
 Good Thru: N/A  
 Account Active: N/A  
 Collector: JEA Service Water and Sewer  
 Payable Address: PO Box 45047 Jacksonville, FL 32202-5047  
 Business # (904) 665-6000

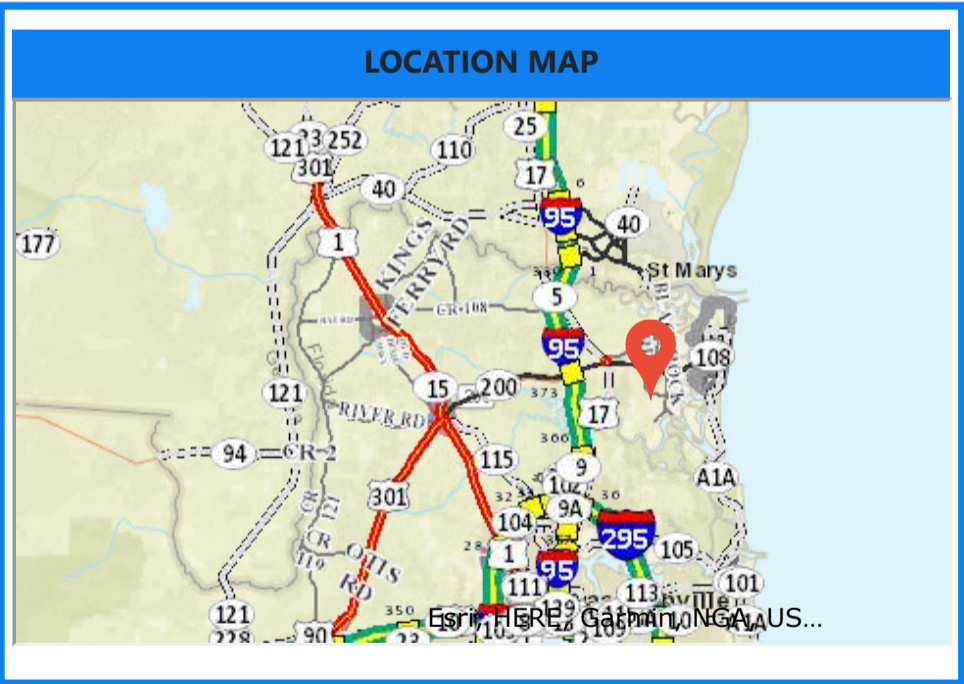
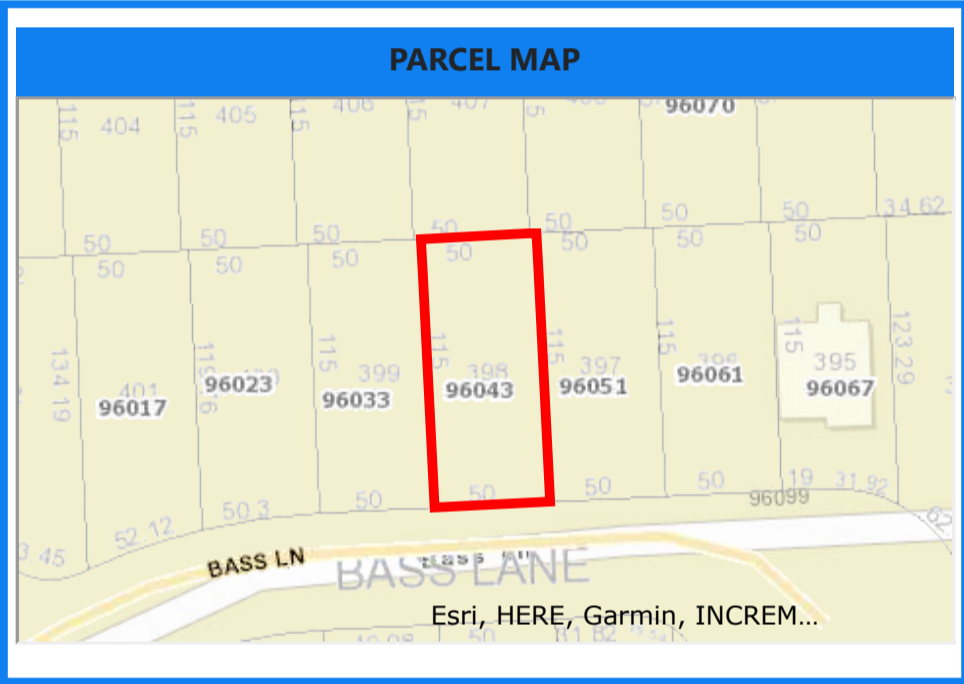
UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

Garbage  
 Garbage bills are included in the Real Estate Property taxes.

PROPERTY INFORMATION	
<b>Parcel Number 37-3N-28-0740-0398-0000</b>	
Owner Name	WGH FLORIDA LLC
Mailing Address	103 FOULK RD STE 900  WILMINGTON, DE 19803
Location Address	96043 BASS LN YULEE 32097
Tax District	004 - UNINCORPORATED COUNTY
Milage	15.0452
Homestead	No
Property Usage	SINGLE FAMILY 000100
Deed Acres	0
Short Legal	LOT 398 IN OR 1892/83 HERON ISLES #2 PB 7/218

2024 Preliminary Values	
Land Value	\$55,000
(+) Improved Value	\$194,146
<b>(=) Market Value</b>	<b>\$249,146</b>
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$30,778
<b>(=) Assessed Value</b>	<b>\$218,368</b>
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$249,146
(-) Non-School HX & Other Exempt Value	\$0
<b>(=) County Taxable Value</b>	<b>\$218,368</b>

Note - \*10% Cap does not apply to School Taxable Value



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SINGLE FAM	1953	1437	3	2	WD FR STUC	AVERAGE	AIR DUCTED	FORCED AIR	2014



**MISCELLANEOUS INFORMATION**

Description	Dimensions L X W	Units	Year Built
CONCRETE B	0 X 0	644	2014
CONCRETE B	0 X 0	0	0

**SALES INFORMATION**

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2013-11-20	<a href="#">1892 / 83</a>	\$20,000	WD	Q	V	HERON ISLES JOINT VENTURE LLP	WGH FLORIDA LLC

**CERTIFICATION**

I HEREBY CERTIFY under penalty of perjury that I am the Public Records Liaison for the Nassau County Code Enforcement Department. I have reviewed the request of Max Young.

(Initial)

FE

The Nassau County Code Enforcement Department has no records responsive to the Request.

                     Documents responsive to the Public Records Request in the possession and purview of the Nassau County Code Enforcement Department are attached hereto and are all inclusive.

7-30-24  
DATE

Felicia Fort  
Signature  
Public Records Liaison  
Code Enforcement Department

## Request Information

**Print Requested By:** ffort  
**Date Printed:** 07/30/2024

**Request Number:** PRR-2024-2484  
**Date of Request:** 07/30/2024 04:17 PM  
**Request Type:** Public Request Form  
**Request Status:** Pending Department Response  
**Public Request:** No

## Request Details

**No violations or liens  
on file with this dept.**

### Request Fields

<b>Type of Requester</b>	PublicRequester
<b>Name of Media Outlet</b>	
<b>Name of Requestor</b>	Max Young
<b>Submitting Organization(if applicable)</b>	
<b>Phone</b>	3022619069
<b>Email</b>	MLS@stellaripl.com
<b>Address</b>	2605 Maitland Center
<b>City</b>	Maitland, FL
<b>State</b>	Florida
<b>Zip</b>	32751
<b>Minutes, Ordinances, or Resolutions</b>	No
<b>Lien Search</b>	Yes
<b>Folio#/Parcel ID</b>	37-3N-28-0740-0398-0000
<b>Property Address</b>	96043 Bass Lane Yulee FL 32097

<b>Property Owner</b>	WGH Florida LLC
<b>Legal Description</b>	LOT 398 IN OR 1892/83 HERON ISLES #2 PB 7/218
<b>Correspondence/Emails</b>	No
<b>Date Range</b>	
<b>Email address of the person(if not county employee)</b>	
<b>Fire Records Request</b>	No
<b>Medical Records Request</b>	No
<b>Description of Request (Be as specific as possible, including name, dates, case numbers, etc, if known.)</b>	<p>Hello, Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION &amp; SPECIAL ASSESSMENT on record in any city, town, village, or port authority. We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest. Address: 96043 Bass Lane Yulee FL 32097 Parcel: 37-3N-28-0740-0398-0000 Owner: WGH Florida LLC</p> <p>1. Please advise if the above address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently. 2. Also advise if there are any open Code Violation or fines due that needs attention currently. 3. Advise if there are any unrecorded liens/fines/special assessments due.</p>
<b>I request (<i>select one</i>):</b>	Electronic

**CERTIFICATION**

I HEREBY CERTIFY under penalty of perjury that I am the Public Records Liaison for the Nassau County Building Department. I have reviewed the request of Max Young:

(Initial)

JW

The Nassau County Building Department has no records responsive to the Request.

\_\_\_\_\_

Documents responsive to the Public Records Request in the possession and purview of the Nassau County Building Department are attached hereto and are all inclusive.

07/31/2024  
DATE

Jessica White  
Signature  
Public Records Liaison  
Building Department