

GUEST ANDREW STEPHEN & ALEJANDRINA G
96086 BASS LANE
YULEE, FL 32097

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 80

Exterior Wall16WD FR STUC 20

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4038.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,3591001,359138,853

FGR4645525526,054

FOP25308817

FOP12030363,678

TOTALS1,9681,658169,402

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,658120.5600108.81180,40720092009006.1093.90

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

BLD DATE05/05/2015KKLGL DATE

XF DATELAND DATE

INC DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE169,402

TOTAL MARKET OB/XF VALUE4,065

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE228,467

SOH/AGL Deduction39,932

ASSESSED VALUE188,535

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE188,535

TOTAL JUST VALUE228,467

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE198,496

PERMIT NUMDESCRIPTIONAMTISSUED

M14786MECH OTHER009/01/2009

C0922763CO ISSUED008/01/2009

E22024ELEC OTHER2,00008/01/2009

R12047REPAIR/RRF2,00008/01/2009

P13881OTHER008/01/2009

B22763NEW CONSTR122,82608/01/2009

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

2343/19072/27/2020WDQI01197,000

GRANTOR: JOHNSON BRIANNE D

GRANTEE: GUEST ANDREW STEPHE

1646/068610/28/2009WDQI01141,000

GRANTOR: B S LAND INVESTMENTS

GRANTEE: JOHNSON BRIANNE D

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

96086 BASS LN, YULEE

LAND DESCRIPTION

TOTAL OB/XF4,065

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHATHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000134CSFR POND00003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE08/02/2018BYKWTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS