N1/2 OF NE1/4 OF NE1/4
IN OR 2700/38 PAR 1 & PT TR C
EX 1-1 & 1-2

BASS CONNIE J JR
85649 HADDOCK RD
YULEE, FL 32097

2024

06-3N-26-0000-0001-0000

BUILDING CHARACTERISTICS

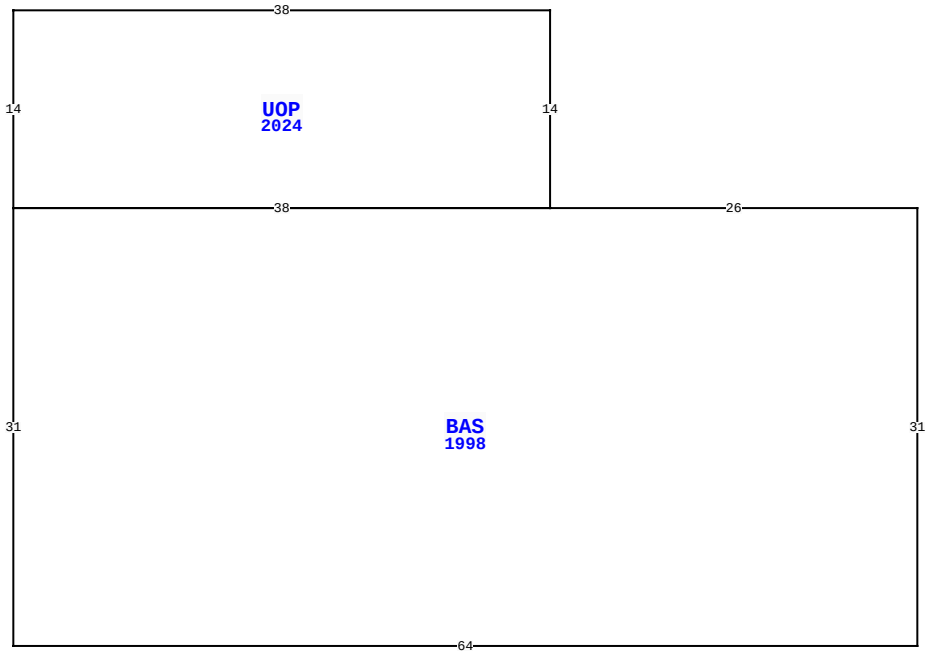
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	129,749
UOP	532	25	133	8,698
TOTALS	2,516		2,117	138,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,117	140.6400	105.48	223,301	1998	2008	0	0	0	38.00	62.00

1 M/H 94+ – 0% - 2024 Heated Area: 1984 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

67067 HORNE LN, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	138,447
TOTAL MARKET OB/XF VALUE	32,474
TOTAL LAND VALUE - MARKET	308,160
TOTAL MARKET VALUE	479,081
SOH/AGL Deduction	0
ASSESSED VALUE	479,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	479,081
TOTAL JUST VALUE	479,081
NCON VALUE	57,877
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,473

BLDG:1:4: 1998 HOME (1999)
BLDG:1:3: RP: 672695 & 672696
BLDG:1:1: DW/MH/ID FLHML2B139819550(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003115	MH MOVE-ON	0	05/01/2000
M9802254	MH MOVE-ON	0	07/01/1998
961109	MH MOVE-ON	0	07/16/1996
95 1109	MH MOVE-ON	0	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/38	12/20/2023	WD	U	I	11	100
GRANTOR: LUSSIER TIMOTHY & ANN						
GRANTEE: BASS CONNIE J JR						
2686/1087	12/20/2023	WD	Q	I	01	550,000
GRANTOR: LUSSIER TIMOTHY P						
GRANTEE: BASS CONNIE J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W26 W38 S31 E64 N31 $
UOP=[YR=2024;ORIG=-64,0] E38 N14 W38 S14 $
.

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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
4	0300	BOAT DCK W	0	0	0	0	940.00	SF	40.00	40.00	100	2005	2005	3	40	15,040	
5	0351	CARPORT MT	0	0	0	0	704.00	SF	10.00	10.00	100	2005	2005	3	24	1,690	
6	0351	CARPORT MT	0	0	0	0	360.00	SF	10.00	10.00	100	2005	2005	3	24	864	
8	0751	UOP	0	0	40	18	720.00	SF	10.00	10.00	100	2005	2005	3	40	2,880	

LAND DESCRIPTION

TOTAL OB/XF 32,474

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	000131	C	SFR CANAL	0	0005	OR	0.00	0.00	9.63	AC		1.00	1.00	2.00	16,000.00	32,000.00	308,160							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 9.63 Total Land Value: 308,160 Market: 0 Agricultural: 0 Common: 308,160 PRINTED 08/06/2024 BY SYS