

LOT 389
IN OR 1787/1019
HERON ISLES #2 PB 7/218

THIGPEN ASHTON N
96042 BASS LN
YULEE, FL 32097

2024

37-3N-28-0740-0389-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 70		
Exterior Wall	10	ABOVE AVG 30		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame		N/A 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,277	100	1,277	143,530
FGR	399	55	219	24,615
FOP	17	30	5	562
PTO	160	5	8	899

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,509	125.6640	119.38	180,144	2011	2011	0	0	0	5.85	94.15	
1 SINGLE FAM - 100% - 2013 Heated Area: 1277 HX Base Yr 2013													
96042 BASS LN, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY					STANDARD		
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE					169,606		
TOTAL MARKET OB/XF VALUE					3,028		
TOTAL LAND VALUE - MARKET					55,000		
TOTAL MARKET VALUE					227,634		
SOH/AGL Deduction					112,421		
ASSESSED VALUE					115,213		
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE					65,213		
TOTAL JUST VALUE					227,634		
NCON VALUE					0		
INCOME VALUE							
PREVIOUS YEAR MKT VALUE					220,041		

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0 0	633.00	SF	5.20	5.20	100	2011	2011	3	92
TOTAL OB/XF 3,028													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00
TOTAL ADJ 1.00 UNIT PRICE 55,000.00 ADJ UNIT PRICE 55,000.00 LAND VALUE 55,000													
OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV													