



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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	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	1,784	100	1,784	206,820
FGR	415	55	228	26,433
FOP	28	30	8	928
FSP	121	40	48	5,565
TOTALS	2,348		2,068	239,745

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	100	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	

1 SINGLE FAM - 100% - 2022

Heated Area: 1784

HX Base Yr 2022

96023 BASS LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
3,606									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					239,745				
TOTAL MARKET OB/XF VALUE					3,606				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					298,351				
SOH/AGL Deduction					35,480				
ASSESSED VALUE					262,871				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					212,871				
TOTAL JUST VALUE					298,351				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					287,546				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328053	CO ISSUED	0	04/30/2014
P1317055	NEW CONSTR	0	12/01/2013
B1328053	NEW CONSTR	208,823	11/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2467/1177	5/27/2021	WD	Q	I	01	271,000	
GRANTOR:TUPICA MICHAEL R & SH							
GRANTEE:FOX EMILY MIRA							
2256/1020	2/15/2019	WD	Q	I	01	217,000	
GRANTOR:*CONFIDENTIAL*							
GRANTEE:TUPICA MICHAEL R &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W29 FSP=[YR=2014] W11 S11 E11 N11\$ S11 W11 S45 E13 FOP=[YR=2014] S4 E7 FGR=[YR=2014] E20 N23 W5 S3 W15 S20 \$ N4 W7 \$ E7 N16 E15 N3 E5 N37 \$.									