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

THIGPEN ASHTON N
96042 BASS LN
YULEE, FL 32097

2025

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

NASSAU COUNTY PROPERTY

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 Floo	14	CARPET 70
Interior Floo	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	04	Quality Level 04

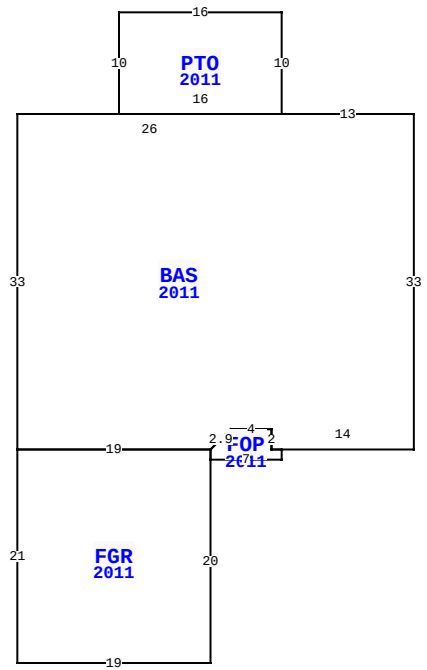
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,277	100	2011	1,277	143,449
FGR	399	55	2011	219	24,601
FOP	17	30	2011	5	562
PTO	160	5	2011	8	899
TOTALS	1,853			1,509	169,511

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	119.9520	119.95	181,005	2011	2011	0	0	0	6.35	93.65

1 SINGLE FAM – 100% - 2013 Heated Area: 1277 HX Base Yr 2013



96042 BASS LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,511
TOTAL MARKET OB/XF VALUE		2,995
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		237,506
SOH/AGL Deduction		118,952
ASSESSED VALUE		118,554
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,832
TOTAL JUST VALUE		237,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24734	CO ISSUED	0	09/13/2011
M16310	H/AC	0	06/01/2011
P14807	NEW CONSTR	0	06/01/2011
B24734	NEW CONSTR	144,534	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1787/1019	3/27/2012	WD	Q	I	01	114,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: THIGPEN ASHTON N						
1738/1341	5/09/2011	WD	U	V	30	93,300
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W13 PTO=[YR=2011] N10 W16 S10 E16 $ W26 S33
FGR=[YR=2011] S21 E19 N20 FOP=[YR=2011] E7 N1 W1 N2 W4 D2
L2 S1 $ N1 W19 $ E19 U2 R2 E4 S2 E14 N33 $.

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
1	0811	CONCRETE B	0	100	0	0	633.00	SF	5.20	5.20	100	2011	2011	3	91	2,995	

LAND DESCRIPTION

TOTAL OB/XF 2,995

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS