



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	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	02	WOOD FRAME 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	1,591	100	2011	1,591	165,410
FGR	446	55	2011	245	25,471
FOP	18	30	2011	5	520
FSP	112	40	2011	45	4,678
TOTALS	2,167			1,886	196,080

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	787.00	SF	5.20
2	0855	CONC PAVER	0	100	0	0	853.00	SF	10.00
3	0861	POOL GUNIT	0	100	0	0	459.00	SF	85.00
4	0462	ST/AL FNC	0	100	0	0	192.00	SF	10.00
5	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,886	110.7204	110.72	208,818	2011	2011	0	0	6.10	93.90
1 SINGLE FAM - 100% - 2021 Heated Area: 1591 HX Base Yr 2021											

96083 BASS LN, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/13/2025 MLU											

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
196,080									
TOTAL MARKET OB/XF VALUE									
40,540									
TOTAL LAND VALUE - MARKET									
65,000									
TOTAL MARKET VALUE									
301,620									
SOH/AGL Deduction									
79,286									
ASSESSED VALUE									
222,334									
TOTAL EXEMPTION VALUE									
HX HB									
50,722									
BASE TAXABLE VALUE									
171,612									
TOTAL JUST VALUE									
301,620									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
293,658									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24280	CO ISSUED	0	04/25/2011
M15933	H/AC	0	02/01/2011
E23198	NEW CONSTR	0	01/01/2011
P14591	NEW CONSTR	0	01/01/2011
B24280	NEW CONSTR	177,985	01/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2409/0851	11/11/2020	WD	Q	I	02	270,000	
GRANTOR: LEADBETTER RAYMOND J							
GRANTEE: ALBURY JODY EARL &							
2068/0354	8/24/2016	WD	Q	I	01	201,000	
GRANTOR: HAUGEBOG DONALD W &							
GRANTEE: LEADBETTER RAYMOND							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2011] W14 BAS=[YR=2011] W25 S49 E13 N4									
FOP=[YR=2011] E6 FGR=[YR=2011] S18 E20 N19 W9 N6 W11 S7 \$									
N3 W6 S3 \$ N3 E6 N4 E11 S6 E9 N36 W14 N8 \$ S8 E14 N8 \$.									