LOT 21
YULEE WOODS PB 5/56

BASS CONNIE J JR
85649 HADDOCK RD
YULEE, FL 32097

2025

42-2N-27-4610-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

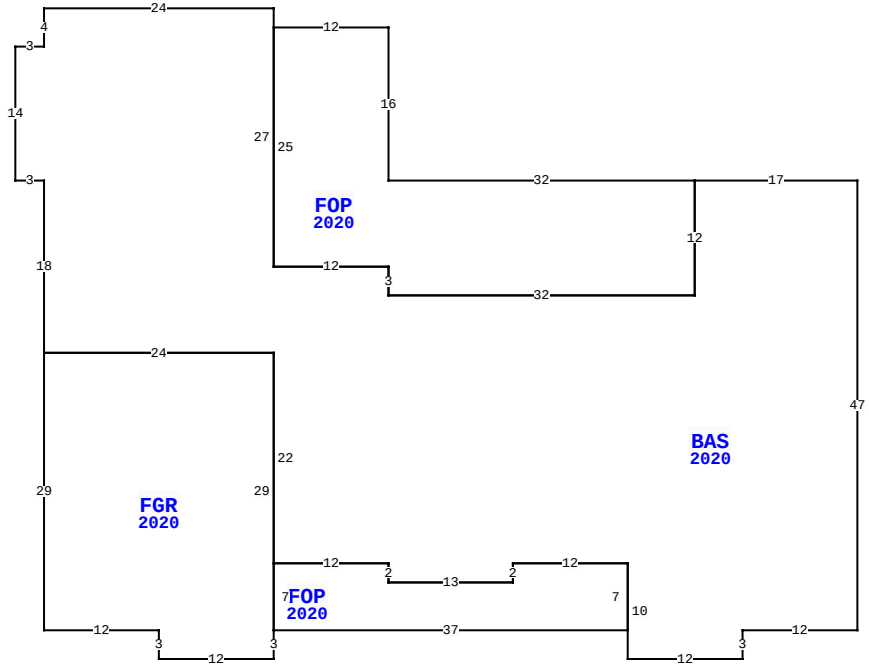
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,084	100	2020	3,084	420,606
FGR	732	55	2020	403	54,962
FOP	233	30	2020	70	9,547
FOP	684	30	2020	205	27,958
TOTALS	4,733			3,762	513,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,762	104.8950	138.46	520,887	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 3084 HX Base Yr 2022



85649 HADDOCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		563,415
TOTAL MARKET OB/XF VALUE		61,436
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		709,851
SOH/AGL Deduction		202,048
ASSESSED VALUE		507,803
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		457,081
TOTAL JUST VALUE		709,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004269	SWIM POOL	50,000	04/07/2021
20008608	GARAGE	142,968	09/17/2020
20006239	CO ISSUED	0	07/20/2020
19009713	NEW CONSTR	442,781	11/26/2019
95-788	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/1251	8/22/2019	WD	Q	I	01	65,000
GRANTOR: DUNN CALVIN E & CAROL						
GRANTEE: BASS CONNIE J JR						
1465/1865	12/15/2006	WD	Q	I	01	100
GRANTOR: DUNN CAROL T						
GRANTEE: DUNN CALVIN E & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 FOP=[YR=2020] W32 N16 W12 S25 E12 S3 E32 N12$ S12 W32 N3 W12 N27 W24 S4 W3 S14 E3 S18 FGR=[YR=2020] S29 E12 S3 E12 N3 FOP=[YR=2020] E37 N7 W12 S2 W13 N2 W12 S7$ N29 W24$ E24 S22 E12 S2 E13 N2 E12 S10 E12 N3 E12 N47$.

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	0812	CONCRETE C	0	100	0	0	3,396.00	SF	4.00	4.00	100	2020	2020	3	98	13,312	
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2021	2021	3	93	35,573	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
4	0855	CONC PAVER	0	100	0	0	1,086.00	SF	10.00	10.00	100	2021	2021	3	99	10,751	

LAND DESCRIPTION

TOTAL OB/XF 61,436

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		OR	156.00	291.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/21/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

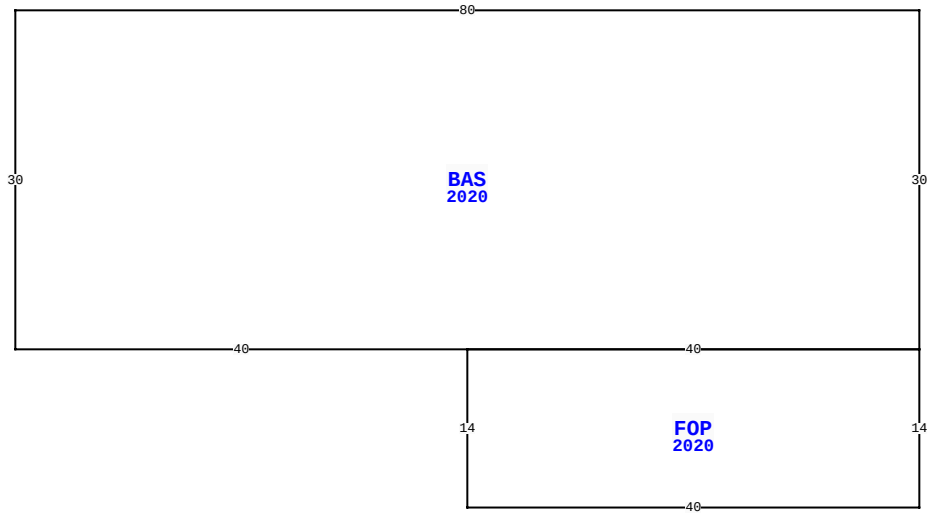
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2020	2,400	47,048
FOP	560	30	2020	168	3,294
TOTALS	2,960			2,568	50,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,568	55.2000	20.42	52,439	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2022 Heated Area: 2400 HX Base Yr 2022



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INCOME VALUE		
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1465/1865	12/15/2006	WD	Q	I	01	100
GRANTOR: DUNN CAROL T						
GRANTEE: DUNN CALVIN E & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W80 S30 E40 FOP=[YR=2020] S14 E40 N14 W40$ E40 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/21/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS