LOT 12
IN OR 2689/553
EX ESMT OR 1684/1511

BASS CONNIE JASON JR
85649 HADDOCK RD
YULEE, FL 32097

2025

43-2N-27-4653-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85036 HADDOCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	82,450
TOTAL MARKET VALUE	94,450
SOH/AGL Deduction	0
ASSESSED VALUE	94,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,450
TOTAL JUST VALUE	94,450
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009010	NEW DW MANUF HOME	0	08/02/2024
MH240004631	NEW DW MANUF HOME	0	04/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2689/553	1/16/2024	WD	Q	V	01	95,000
GRANTOR: FAHEY PHILIP FRANCIS						
GRANTEE: BASS CONNIE JASON J						
2427/0713	1/22/2021	WD	Q	V	01	70,000
GRANTOR: TAYLOR JEREMY W & AMY						
GRANTEE: FAHEY PHILIP FRANCI						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	0.97	85,000.00	82,450.00	82,450							

REVIEW DATE 06/05/2024 BY KW Total Acres: 0.00 Total Land Value: 82,450 Market: 0 Agricultural: 0 Common: 82,450 PRINTED 07/30/2025 BY SYS