LOTS 9 & 10
IN OR 579/678
TERMINAL HEIGHTS SUB PB 5/9

COOKE RUBY F
85017 CONDOR LANE
YULEE, FL 32097

2023

42-2N-27-4460-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

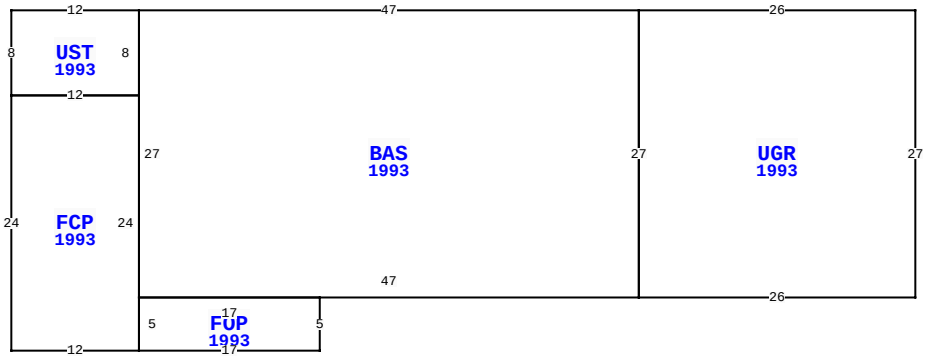
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100	1,269	86,587
FCP	288	25	72	4,913
FOP	85	30	26	1,774
UGR	702	45	316	21,562
UST	96	45	43	2,934
TOTALS	2,440		1,726	117,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	126.0000	113.72	196,281	1962	1962	0	0	0	40.00	60.00

1 SINGLE FAM – 100% - 0 Heated Area: 1269 HX Base Yr



85017 CONDOR LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		117,769
TOTAL MARKET OB/XF VALUE		865
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		218,634
SOH/AGL Deduction		138,612
ASSESSED VALUE		80,022
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		25,022
TOTAL JUST VALUE		218,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0579/0678	9/20/1989	WD	U	I	01	100
GRANTOR: COOKE LAWRENCE R						
GRANTEE: COOKE LAWRENCE & R						
0355/0062	3/01/1982	WD	Q	I		32,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 UST=[YR=1993] W12 S8 FCP=[YR=1993] S24 E12 N24W12$ E12N8$ S27 FOP=[YR=1993] S5 E17 N5W17$ E47 UGR=[YR=1993] E26 N27 W26S27$ N27$.

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
2	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50	6.50	100	1980	1980	3	35	865	

LAND DESCRIPTION

TOTAL OB/XF 865

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	SFR	100		RS-2	197.00	105.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 09/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS