

BLOCK 2 LOT 24
YULEE WOODS #2 PB 5/83 & 84

KNAPP ROBERT & NICOLE
19911 NW 4TH ST
PEMBROKE PINES, FL 33029

2023

42-2N-27-4612-0002-0240



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	05	AVERAGE 100	0800	02	2,108	136.8000	95.76	201,862	2003	2003	0	0	0	46.00	54.00	VALUATION SUMMARY																						
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 2023												Heated Area: 2108												HX Base Yr											
Roof Cover	03	COMP SHNGL 100	31 BAS 1993 31																																			
Interior Wall	05	DRYWALL 100																																				
Interior Floo	12	HARDWOOD 100																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms	3	100																																				
Bathrooms	3	100																																				
Frame	02	WOOD FRAME 100																																				
Stories	1.	1. 100																																				
Units		0 100																																				
Quality		05	Quality Level 05																																			
DOR CODE		0200		MOBILE HOME																																		
MAP NUM				MKT AREA		04																																
NEIGHBORHOOD/LOC		4048.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,108	100	2,108	109,005																																		
TOTALS		2,108	2,108	109,005																																		
EXTRA FEATURES					85038 THERESA RD, YULEE																																	
L N	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																							
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080																						
5	0810	CONCRETE A	0	0	0	0	432.00	SF	6.50	6.50	100	2005	2005	3	87	2,443																						
6	0751	UOP	0	0	7	7	49.00	SF	10.00	10.00	100	2013	2013	3	75	368																						
LAND DESCRIPTION		TOTAL OB/XF 5,891																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																					
REVIEW DATE 03/01/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																						