LOT 27
IN OR 736 PG 541
1/2 HX INT

MOORE LINDA M & DAVID C
P O BOX 1063
YULEE, FL 32041-1063

2024

42-2N-27-4460-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

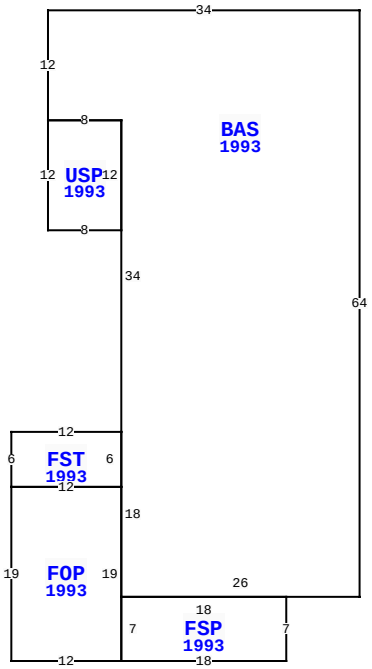
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,760	100	1,760	128,855
FOP	228	30	68	4,978
FSP	126	40	50	3,661
FST	72	55	40	2,928
USP	96	30	29	2,123
TOTALS	2,282		1,947	142,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,947	114.8560	109.11	212,437	1963	1963	0	0	0	32.90	67.10

1 SINGLE FAM – 100% - 1998 Heated Area: 1760 HX Base Yr 1998



85051 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		142,545
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		192,545
SOH/AGL Deduction		108,097
ASSESSED VALUE		84,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		34,448
TOTAL JUST VALUE		192,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6909	ADDITION	21,840	12/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0736/0541	8/10/1995	WD	U	I	06	25,500
GRANTOR: MERCER MOZELL D						
GRANTEE: MOORE LINDA & DAVID						
0694/1775	12/21/1993	QC	U	I	16	100
GRANTOR: MERCER MOZELLE D						
GRANTEE: MOORE LINDA & DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S12 USP=[YR=1993] S12 E8 N12 W8$E8 S34
FST=[YR=1993] W12 S6 FOP=[YR=1993] S19 E12 FSP=[YR=1993] E18
N7 W18 S7$ N19 W12$ E12 N6$ S18 E26 N64$.

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
1	000100	C	SFR	100		RSF-	2100.00	110.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS