LOT 45
IN OR 1952/872
TERMINAL HEIGHTS SUB PB 5/9

MCKENDREE MARY ELIZABETH L/E/
85095 CONDOR LN
YULEE, FL 32097

2025

42-2N-27-4460-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

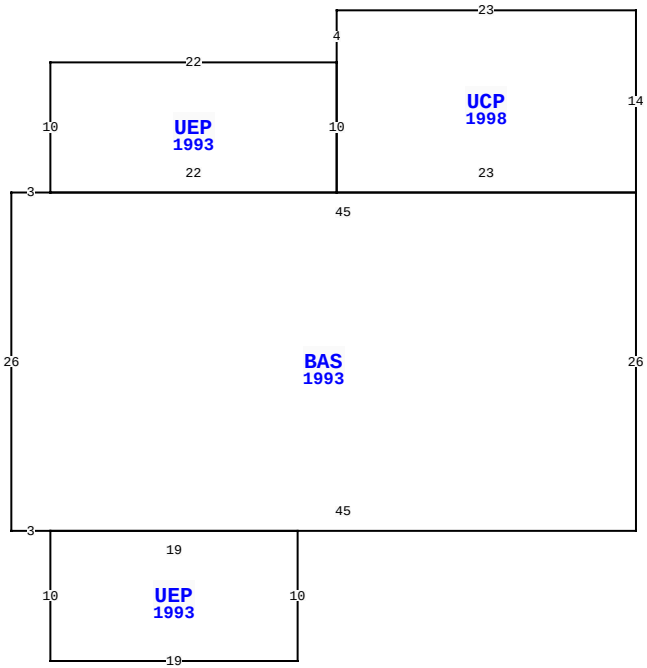
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	98,616
UCP	322	20	1998	64	5,058
UEP	190	60	1993	114	9,008
UEP	220	60	1993	132	10,430
TOTALS	1,980			1,558	123,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,558	129.5400	129.54	201,823	1966	1966	0	0	0	39.00	61.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1248 HX Base Yr 2007



85095 CONDOR LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		123,112
TOTAL MARKET OB/XF VALUE		156
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		183,268
SOH/AGL Deduction		111,716
ASSESSED VALUE		71,552
TOTAL EXEMPTION VALUE	HX HB WX	51,552
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		183,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E984900	CHNGE SRVC	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1952/0872	12/15/2014	LE	U	I	11	100
GRANTOR: MCKENDREE MARY ELIZAB						
GRANTEE: MILLER MICHAEL R						
1330/0927	7/05/2005	QC	Q	I	01	100
GRANTOR: MCKENDREE EDWARD & MA						
GRANTEE: MCKENDREE MARY ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1998] W23 S4 UEP=[YR=1993] W22 S10 BAS=[YR=1993] W3 S26 E3 UEP=[YR=1993] S10 E19 N10 W19$ E45 N26 W45$ E22 N10$ S10 E23 N14$.

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	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	1990	1990	3	57	156	

LAND DESCRIPTION

TOTAL OB/XF 156

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		RSF-	2100.00	100.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS