LOT 46
IN OR 2225/428
TERMINAL HEIGHTS SUB PB 5/9

MILLER LAUREEN
3920 WAYLAND ST
JACKSONVILLE, FL 32277

2025

42-2N-27-4460-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

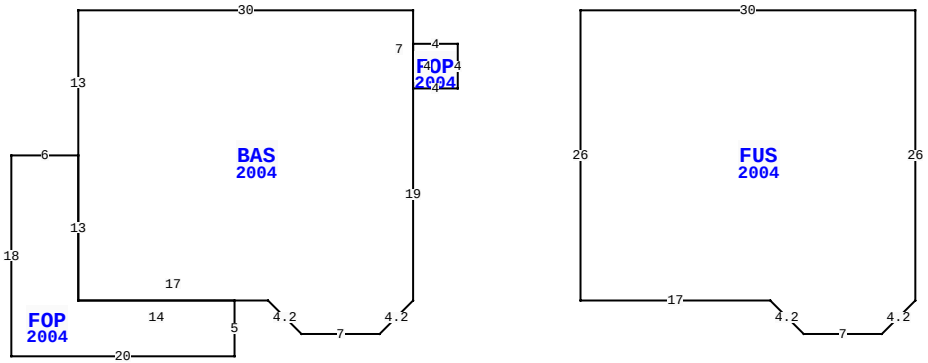
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	2004	810	79,850
FOP	16	30	2004	5	493
FOP	178	30	2004	53	5,225
FUS	810	100	2004	810	79,850
TOTALS	1,814			1,678	165,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,678	106.0000	106.00	177,868	2004	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 0 Heated Area: 1620 HX Base Yr



85111 CONDOR LN, YULEE

BLD DATE	03/23/2010 KK	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	165,417
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	225,417
SOH/AGL Deduction	35,049
ASSESSED VALUE	190,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,368
TOTAL JUST VALUE	225,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0011	CO11413	0	01/01/2012
WE00547	WELL	0	08/01/2009
B22197	NEW CONSTR	0	01/01/2009
E0310833	NEW CONSTR	2,300	01/01/2003
B0210294	NEW CONSTR	106,398	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2225/0428	9/06/2018	FJ	U	I	11	0
GRANTOR: MILLER DAVID S EST						
GRANTEE: MILLER LAUREEN						
1064/1951	6/25/2002	QC	U	V	07	100
GRANTOR: MCKENDREE EDWARD & MA						
GRANTEE: MILLER DAVID S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W30 S13 FOP=[YR=2004] W6 S18 E20 N5 W14 N13 $ S13 E17 R3 D3 E7 U3 R3 N19 FOP=[YR=2004] E4 N4 W4 S4 $ N7 $ PTR= E15 FUS=[YR=2004] E30 S26 D3 L3 W7 U3 L3 W17 N26 $ W15 $.

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	RES	0	0005	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