LOTS 48 & W1/2 OF 49 R236087
IN OR 617/651
TERMINAL HEIGHTS SUB PB 5/9

KNIGHT BRUCE KEVIN & JOANN
85149 CONDOR LN
YULEE, FL 32097

2025

42-2N-27-4460-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

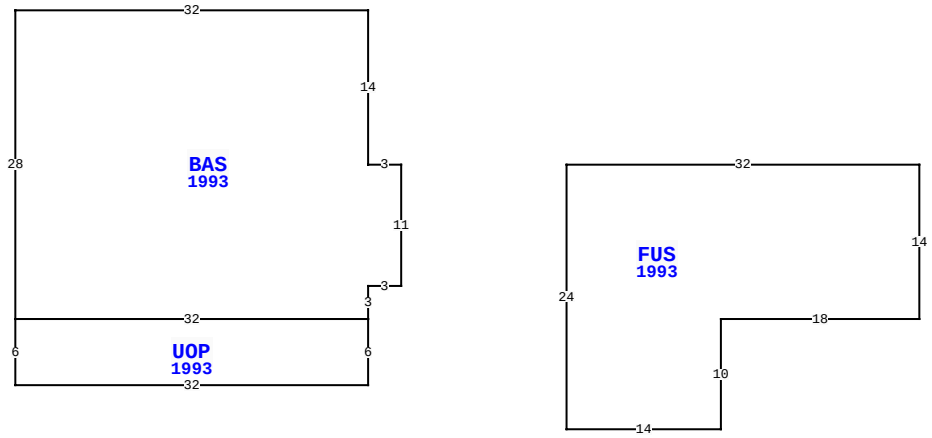
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	929	100	1993	929	87,059
FUS	588	100	1993	588	55,103
UOP	192	20	1993	38	3,561
TOTALS	1,709			1,555	145,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,555	127.5000	127.50	198,262	1991	1991	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 0 Heated Area: 1517 HX Base Yr



85149 CONDOR LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,342
TOTAL MARKET OB/XF VALUE		2,899
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		222,241
SOH/AGL Deduction		103,816
ASSESSED VALUE		118,425
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,703
TOTAL JUST VALUE		222,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000580	ADDITION	28,980	01/20/2021
963287	REMODEL	14,485	09/01/1996
6952	NEW CONSTR	52,655	01/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0617/0651	1/18/1991	WD	Q	I	01	100
GRANTOR: KNIGHT BRUCE KEVIN						
GRANTEE: KNIGHT BRUCE & JOAN						
0509/0207	1/26/1987	WD	U	I		16,500
GRANTOR: NEAL WARREN & JANET						
GRANTEE: KNIGHT BRUCE KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N14 W32 S28 UOP=[YR=1993] S6 E32 N6 W32$ E32 N3 E3 N11$ PTR= E15 FUS=[YR=1993] E32 S14 W18 S10 W14 N24$ 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
1	0811	CONCRETE B	0	100	0	0	871.00	SF	5.20	5.20	100	1993	1993	3	64	2,899	

LAND DESCRIPTION

TOTAL OB/XF 2,899

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-2	150.00	100.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/31/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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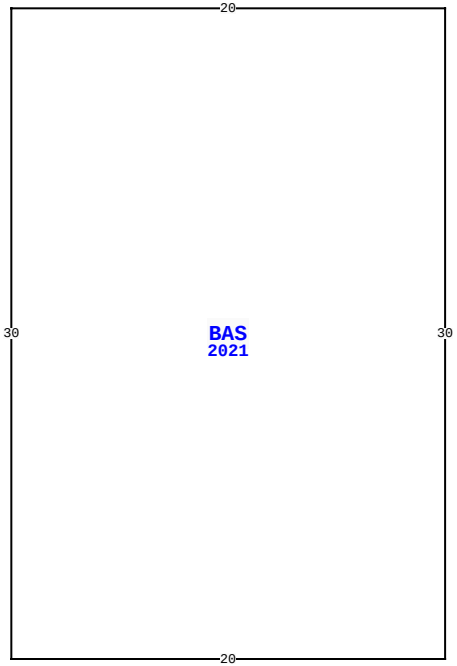
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	600	100	2021	600	13,619
TOTALS	600			600	13,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 0 Heated Area: 600 HX Base Yr



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GRANTOR: NEAL WARREN & JANET						
GRANTEE: KNIGHT BRUCE KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S30 E20 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/31/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS