PT OF LOT 6 IN OR 2778/703
YULEE FARMS # 2 R/P LOTS 7 & 8
DBK 207/326

DOSS KEVIN & CYNTHIA
85110 KNOWLES ROAD
YULEE, FL 32097

2025

42-2N-27-4560-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

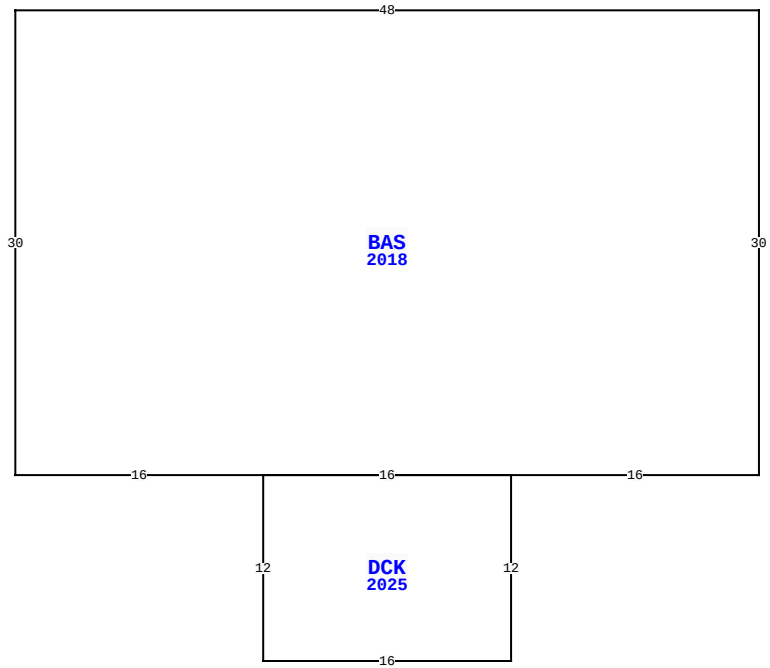
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2018	1,440	158,454
DCK	192	15	2025	29	3,191
TOTALS	1,632			1,469	161,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,469	139.2000	118.32	173,812	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 0% - 2025 Heated Area: 1440 HX Base Yr



85110 KNOWLES RD, 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	161,645
TOTAL MARKET OB/XF VALUE	8,087
TOTAL LAND VALUE - MARKET	90,100
TOTAL MARKET VALUE	259,832
SOH/AGL Deduction	0
ASSESSED VALUE	259,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,832
TOTAL JUST VALUE	259,832
NCON VALUE	2,650
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,644

MISC CARPORTS + STRG = NV: KW 8/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001056	CO ISSUED	0	02/01/2019
B22181	CARPORT	11,700	01/01/2009
972005	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2778/703	4/01/2025	WD	Q	I	01	309,000
GRANTOR: THE BLUE GARGOYLE LLC						
GRANTEE: DOSS KEVIN & CYNTHI						
2770/134	2/25/2025	QC	U	I	11	100
GRANTOR: THE BLUE GARGOYLE LLC						
GRANTEE: THE BLUE GARGOYLE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W48 S30 E16 E16 E16 N30 $
DCK=[YR=2025;ORIG=-32,30] E16 S12 W16 N12 $
.

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	0510	GARAGE WD-	0	0	24	18	432.00	SF	35.00	35.00	100	1997	1997	3	24	3,629	
2	0940	SHEDS/PORT	0	0	12	24	288.00	SF	30.00	30.00	100	1986	1986	3	20	1,728	
3	0351	CARPORT MT	0	0	26	30	780.00	SF	10.00	10.00	100	2024	2009		35	2,730	

LAND DESCRIPTION

TOTAL OB/XF 8,087

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	0006	OR	0.00	0.00	1.06	AC		1.00	1.00	1.00	85,000.00	85,000.00	90,100							

REVIEW DATE 01/10/2025 BY KW Total Acres: 1.06 Total Land Value: 90,100 Market: 0 Agricultural: 0 Common: 90,100 PRINTED 07/30/2025 BY SYS