PT LOT 6 IN OR 2770/131
YULEE FARMS #2 R/P LOTS 7&8
DBK 207/329

THE BLUE GARGOYLE LLC
PO BOX 1208
YULEE, FL 32041

2025

42-2N-27-4560-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85094 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	85,850
TOTAL MARKET VALUE	97,850
SOH/AGL Deduction	0
ASSESSED VALUE	97,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,850
TOTAL JUST VALUE	97,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/131	2/25/2025	QC	U	I	11	100
GRANTOR: THE BLUE GARGOYLE LLC						
GRANTEE: THE BLUE GARGOYLE L						
2733/37	8/20/2024	WD	Q	I	05	275,000
GRANTOR: KRUPINSKI VELVET						
GRANTEE: THE BLUE GARGOYLE L						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2000		100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2000		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	1.01	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,850							

REVIEW DATE 01/10/2025 BY KW Total Acres: 1.01 Total Land Value: 85,850 Market: 0 Agricultural: 0 Common: 85,850 PRINTED 07/30/2025 BY SYS