BLOCK 2 LOT 24
YULEE WOODS #2 PB 5/83 & 84

KNAPP ROBERT & NICOLE
19911 NW 4TH ST
PEMBROKE PINES, FL 33029

2025

42-2N-27-4612-0002-0240

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

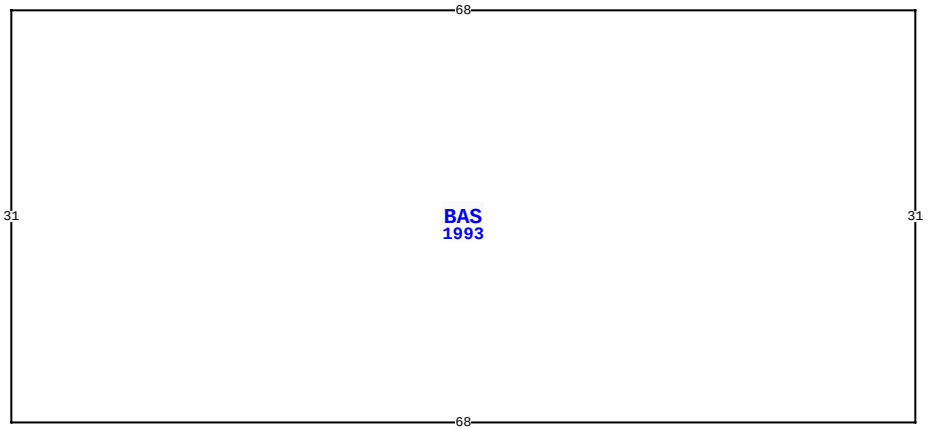
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	1993	2,108	122,559
TOTALS	2,108			2,108	122,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	136.8000	116.28	245,118	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 2023 Heated Area: 2108 HX Base Yr



85038 THERESA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	122,559
TOTAL MARKET OB/XF VALUE	5,702
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	213,261
SOH/AGL Deduction	0
ASSESSED VALUE	213,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,261
TOTAL JUST VALUE	213,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7455	MH MOVE-ON	8,000	08/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0192	2/24/2022	WD	Q	I	02	254,000
GRANTOR: VERNON RACHEL HOPE &						
GRANTEE: KNAPP ROBERT & NICO						
2216/1589	8/01/2018	SW	U	I	12	92,400
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: VERNON RACHEL HOPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S31 E68 N31$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0810	CONCRETE A	0	0	0	0	432.00	SF	6.50	6.50	100	2005	2005	3	84	2,359	
3	0751	UOP	0	0	7	7	49.00	SF	10.00	10.00	100	2013	2013	3	68	333	

LAND DESCRIPTION

TOTAL OB/XF 5,702

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS