

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

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2				4					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		19		COMMON BRK 100		0100		01		1,555		127.5000		133.88		208,183		1991		1991		0		0		27.00		73.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		0				Heated Area: 1517				HX		Base Yr								Tax Group: 4					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					166,184				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					0				
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					65,000				
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					231,184				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					109,562				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					121,622				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Bathrooms				2 100																										BASE TAXABLE VALUE					70,211				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					231,184				
Stories		2.		2. 100																										NCON VALUE					0				
Units		0		0 100																										INCOME VALUE									
BUD8 Adjustme		04		DIST 01 100																										PREVIOUS YEAR MKT VALUE					222,241				
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		90,794																													
FUS		588		100		1993		588		57,466																													
UOP		192		20		1993		38		3,714																													
TOTALS		1,709						1,555		151,974																													
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											

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