

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

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

2026

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																																																						
Exterior Wall	05	AVERAGE 100	0800	02	2,108	136.8000	123.12	259,537	2003	2003	0	0	52.00	48.00	VALUATION SUMMARY																																																						
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 0% - 2023												Heated Area: 2108																																																						
Roof Cover	03	COMP SHNGL 100													HX Base Yr																																																						
Interior Wall	05	DRYWALL 100	31 BAS 1993 31												VALUATION BY												STANDARD																																										
Interior Floo	12	HARDWOOD 100													Tax Group: 4												Tax Dist:																																										
Air Condition	03	CENTRAL 100													BUILDING MARKET VALUE												124,578																																										
Heating Type	04	AIR DUCTED 100													TOTAL MARKET OB/XF VALUE												3,289																																										
Bedrooms	3	100													TOTAL LAND VALUE - MARKET												90,000																																										
Bathrooms	3	100													TOTAL MARKET VALUE												217,867																																										
Frame	02	WOOD FRAME 100													SOH/AGL Deduction												0																																										
Stories	1.	1. 100													ASSESSED VALUE												217,867																																										
Units	0	100													TOTAL EXEMPTION VALUE												0																																										
															BASE TAXABLE VALUE												217,867																																										
Quality			05	Quality Level 05			TOTAL JUST VALUE												217,867																																																		
DOR CODE			0200	MOBILE HOME			NCON VALUE												0																																																		
MAP NUM						MKT AREA			04			INCOME VALUE																																																									
NEIGHBORHOOD/LOC			4048.00			PREVIOUS YEAR MKT VALUE												213,261																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													PERMIT NUM												DESCRIPTION												AMT												ISSUED															
BAS	2,108	100	1993	2,108	124,578													7455												MH MOVE-ON												8,000												08/31/1988															
SALES DATA																																																																					
OFF RECORD Number										DATE										TYPE INST										Q / V I / 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																																																																					
85038 THERESA RD, YULEE																																																																					
BLD DATE																																																																					
XF DATE																																																																					
INC DATE																																																																					
LGL DATE																																																																					
LAND DATE																																																																					
AG DATE																																																																					
05/11/2026 MLU																																																																					
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																																																				
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975																																																					
3	0751	UOP	0	0	7	7	49.00	SF	10.00	10.00	100	2013	2013	3	64	314																																																					
LAND DESCRIPTION																																																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000																																																				
REVIEW DATE 01/01/2023 BY CD																																																																					
Total Acres: 0.00																																																																					
Total Land Value: 90,000																																																																					
Market: 0																																																																					
Agricultural: 0																																																																					
Common: 90,000																																																																					
PRINTED 07/09/2026 BY SYS																																																																					