LOT 117
HICKORY VILLAGE #3 PB 6/372

**DEERING MICHAEL & KRISTI**
86062 KNOTTED OAK WAY
YULEE, FL 32097

**2023**

**42-2N-27-435H-0117-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

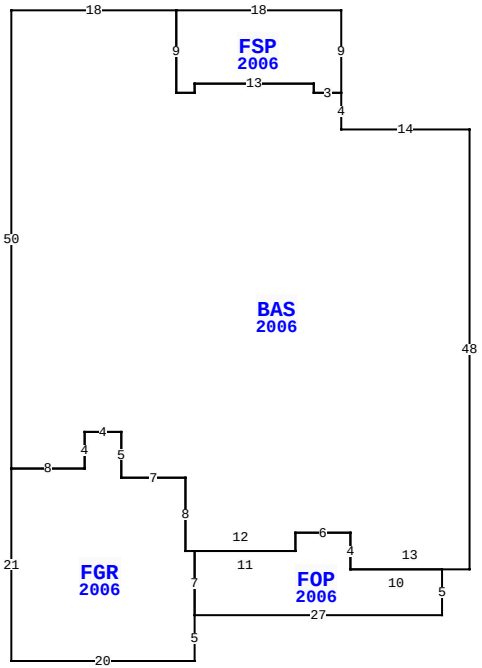
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4047.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,453 | 100 | 2,453 | 251,884 |
| FGR | 420 | 55 | 231 | 23,720 |
| FOP | 181 | 30 | 54 | 5,545 |
| FSP | 149 | 40 | 60 | 6,161 |
| TOTALS | 3,203 | | 2,798 | 287,310 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,798 | 123.2064 | 111.19 | 311,110 | 2006 | 2006 | 0 | 0 | 0 | 7.65 | 92.35 |

1 SINGLE FAM – 0% - 0 Heated Area: 2453 HX Base Yr




86062 KNOTTED OAK WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/14/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 287,310 |
| TOTAL MARKET OB/XF VALUE | 3,518 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 345,828 |
| SOH/AGL Deduction | 45,221 |
| ASSESSED VALUE | 300,607 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 300,607 |
| TOTAL JUST VALUE | 345,828 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 282,190 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B14568 | NEW CONSTR | 174,200 | 01/24/2006 |
| M0509821 | H/AC | 0 | 06/01/2005 |
| P09140 | OTHER | 0 | 03/01/2005 |
| E14451 | ELEC OTHER | 2,000 | 02/01/2005 |
| R07236 | REPAIR/RRF | 3,500 | 02/01/2005 |
| B0514457 | FOUNDATION | 3,500 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2284/0472 | 6/21/2019 | WD | Q | I | 01 | 259,500 |
| GRANTOR: SALMON LARRY R | | | | | | |
| GRANTEE: DEERING MICHAEL & K | | | | | | |
| 1387/0182 | 2/06/2006 | WD | Q | I | | 229,900 |
| GRANTOR: COPPENBARGER HOMES | | | | | | |
| GRANTEE: SALMON LARRY R & DE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W14 N4 FSP=[YR=2006] N9 W18 S9 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N9 W18 S50 FGR=[YR=2006] S21 E20 N5 FOP=[YR=2006] E27 N5 W10 N4 W6 S2 W11 S7$ N7 W1 N8 W7 N5 W4 S4 W8$ E8 N4 E4 S5 E7 S8 E12 N2 E6 S4 E13 N48$.

## 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 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 69.00 | SF | 7.00 | 7.00 | 100 | 2006 | 2006 | 3 | 88 | 425 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 676.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 88 | 3,093 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,518

| 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 | SFR | 0 | | RS-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 06/08/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS