

LOT 118
IN OR 1440/375
HICKORY VILLAGE #3 PB 6/372

OLIVERAS PAMELA E
86076 KNOTTED OAK WAY
YULEE, FL 32097

2023

42-2N-27-435H-0118-0000



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	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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

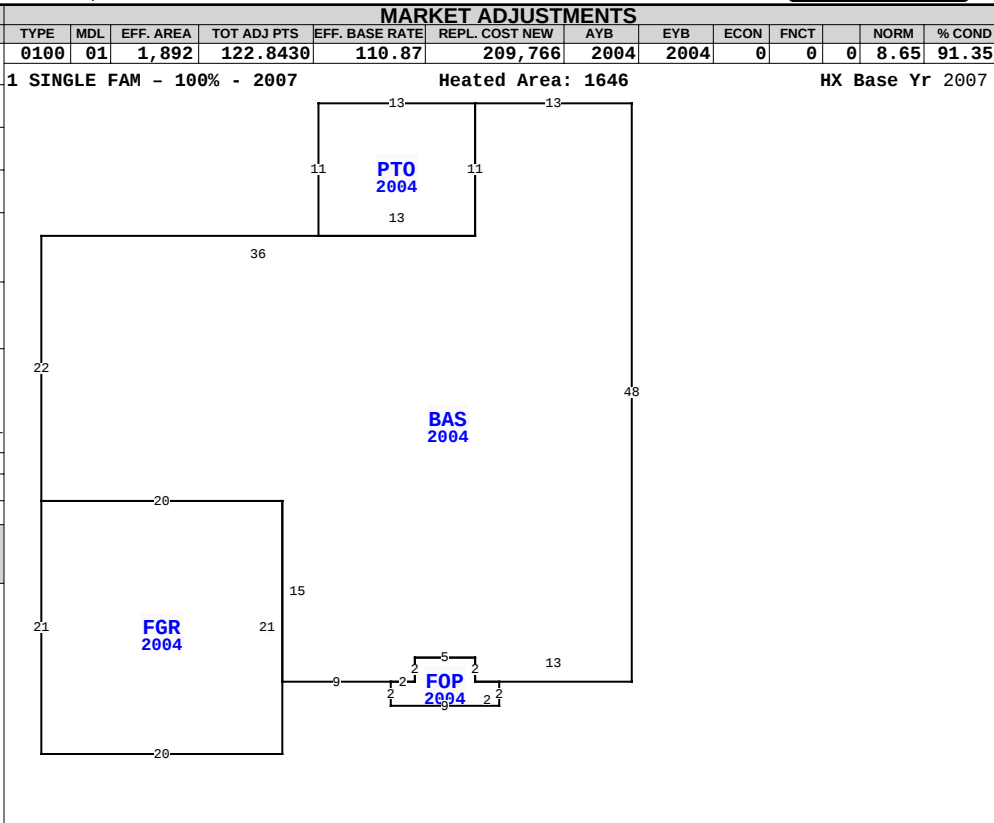
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,646	100	1,646	166,706
FGR	420	55	231	23,396
FOP	28	30	8	810
PTO	143	5	7	709

TOTALS	2,237	1,892	191,621
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	751.00	SF	5.20	



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

86076 KNOTTED OAK WAY, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		191,621	
TOTAL MARKET OB/XF VALUE		6,473	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		253,094	
SOH/AGL Deduction		115,969	
ASSESSED VALUE		137,125	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		87,125	
TOTAL JUST VALUE		253,094	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412770	NEW CONSTR	149,745	05/01/2004
R046132	REPAIR/RRF	1,500	05/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1440/0375	8/28/2006	WD	Q	I		209,900	
GRANTOR: MORRIS CHARLES W							
GRANTEE: OLIVERAS PAMELA E							
1275/0460	11/18/2004	WD	Q	I		150,200	
GRANTOR: MATTAMY (JACKSONVILLE							
GRANTEE: MORRIS CHARLES W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W13 PT0=[YR=2004] W13 S11 E13 N11\$ S11 W36 S22 FGR=[YR=2004] S21 E20 N21 W20\$ E20 S15 E9 FOP=[YR=2004] S2 E9 N2 W2 N2 W5 S2 W2\$ E2 N2 E5 S2 E13 N48\$.									

LAND DESCRIPTION										TOTAL OB/XF										6,473					
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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								