LOT 119
IN OR 2515/1303
HICKORY VILLAGE #3 PB 6/372

VELGUMAR CORP INC
11700 MARSH ELDER DRIVE
JACKSONVILLE, FL 32226

2023

42-2N-27-435H-0119-0000

BUILDING CHARACTERISTICS

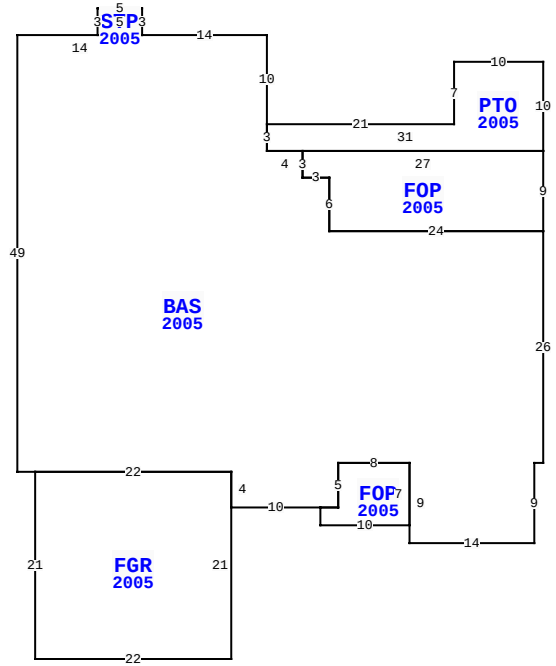
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,414	100	2,414	240,794
FGR	462	55	254	25,336
FOP	60	30	18	1,796
FOP	225	30	68	6,783
PTO	163	5	8	798
STP	15	10	2	199
TOTALS	3,339		2,764	275,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,764	120.3360	108.60	300,170	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 0 Heated Area: 2414 HX Base Yr



86092 KNOTTED OAK WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	275,706
TOTAL MARKET OB/XF VALUE	6,793
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	337,499
SOH/AGL Deduction	36,014
ASSESSED VALUE	301,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,485
TOTAL JUST VALUE	337,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22662	XFOB	748	07/01/2009
E0514289	ELEC OTHER	2,000	02/01/2005
M0509133	MECH OTHER	0	02/01/2005
B0413626	NEW CONSTR	175,264	09/01/2004
B0413496	FOUNDATION	3,500	08/01/2004
P0408420	NEW CONSTR	0	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/1303	11/19/2021	WD	Q	I	01	280,000
GRANTOR: HORSLEY RONALD G						
GRANTEE: VELGUMAR CORP INC						
1634/1751	8/13/2009	QC	U	I	11	100
GRANTOR: HORSLEY BARBARA						
GRANTEE: HORSLEY BARBARA & R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W10 S7 W21 BAS=[YR=2005] N10 W14 STP=[YR=2005] N3 W5 S3 E5$ W14 S49 E2 FGR=[YR=2005] S21 E22 N21 W22 $ E22 S4 E10 FOP=[YR=2005] S2 E10 N7 W8 S5 W2$ E2 N5 E8 S9 E14 N9 E1 N26 FOP=[YR=2005] N9 W27 S3 E3 S6 E24$ W24 N6 W3 N3 W4 N3$ S3 E31 N10$.

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	2005	2005	3	90	3,150	
2	0855	CONC PAVER	0	0	32	3	96.00	SF	7.00	7.00	100	2005	2005	3	87	585	
3	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20	5.20	100	2005	2005	3	87	3,058	

LAND DESCRIPTION

TOTAL OB/XF 6,793

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