

LOT 179
IN OR 1359/992
HICKORY VILLAGE #3 PB 6/372

WAGNER EARL E III & SHARON
86083 KNOTTED OAK WAY
YULEE, FL 32097

2023

42-2N-27-435H-0179-0000



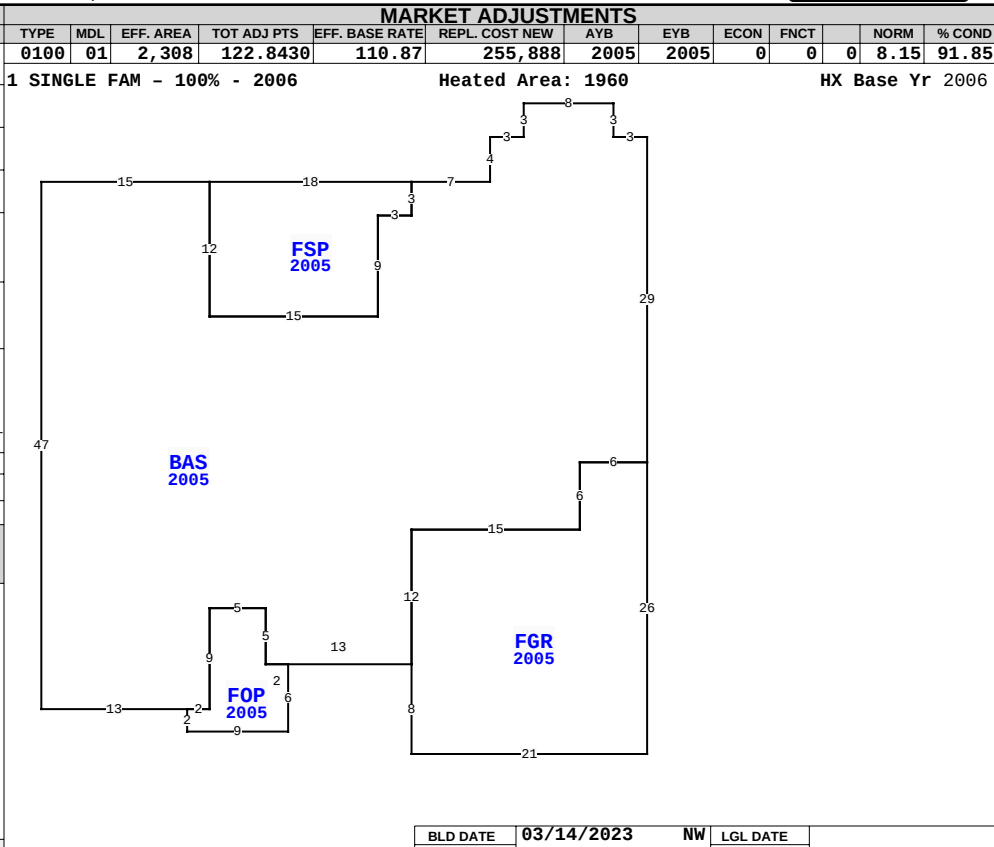
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1,960	199,595
FGR	456	55	251	25,560
FOP	71	30	21	2,138
FSP	189	40	76	7,739
TOTALS	2,676		2,308	235,033

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	24	4	96.00	SF	7.00	
2	0811	CONCRETE B	0 100	0	0	646.00	SF	5.20	
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	
4	0476	VF 6 SBPL	0 100	0	0	140.00	LF	32.00	
5	0861	POOL GUNIT	0 100	0	0	364.00	SF	85.00	
6	0855	CONC PAVER	0 100	0	0	639.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100		RS-2	0.00	0.00	



BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86083 KNOTTED OAK WAY, YULEE				

TOTAL OB/XF									
28,582									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					235,033				
TOTAL MARKET OB/XF VALUE					28,582				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					318,615				
SOH/AGL Deduction					145,308				
ASSESSED VALUE					173,307				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					123,307				
TOTAL JUST VALUE					318,615				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					259,410				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18145	SWIM POOL	28,000	07/01/2006
M09452	MECH OTHER	0	03/01/2005
P0508955	OTHER	0	02/01/2005
E0414100	ELEC OTHER	2,000	12/01/2004
B0413757	NEW CONSTR	147,741	09/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1359/0992	10/18/2005	WD	Q	I		201,600			
GRANTOR: COPPENBARGER HOMES									
GRANTEE: WAGNER EARL E III &									
1238/0070	6/15/2004	WD	U	V	19	165,000			
GRANTOR: MARSH CREEK DEVELOPME									
GRANTEE: COPPENBARGER HOMES									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W3 N3 W8 S3 W3 S4 W7 FSP=[YR=2005] W18 S12 E15 N9 E3 N3 \$ S3 W3 S9 W15 N12 W15 S47 E13 FOP=[YR=2005] S2 E9 N6 W2 N5 W5 S9 W2 \$ E2 N9 E5 S5 E13 FGR=[YR=2005] S8 E21 N26 W6 S6 W15 S12 \$ N12 E15 N6 E6 N29 \$.									