

MORRIS DANNY LEWIS JR
86069 KNOTTED OAK WAY
YULEE, FL 32097

42-2N-27-435H-0180-0000

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	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 70		0100	01	1,884	122.8430		110.87	208,879	2004	2004		0	0	8.65	91.35	VALUATION BY					STANDARD										
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM - 100% - 2015										Heated Area: 1637										HX Base Yr 2015									
Roof Structur		03	GABLE/HIP 100												TOTAL MARKET OB/XF VALUE										190,811									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET VALUE										22,144									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										55,000									
Interior Floo		14	CARPET 80												TOTAL MARKET VALUE										267,955									
Interior Floo		08	SHT VINYL 20												SOH/AGL Deduction										107,201									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										160,754									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms			3 100												BASE TAXABLE VALUE										110,754									
Bathrooms			2 100												TOTAL JUST VALUE										267,955									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										219,873																			
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	1,637	100	1,637	165,795																														
FGR	420	55	231	23,396																														
FOP	28	30	8	810																														
PTO	160	5	8	810																														
TOTALS		2,245	1,884	190,811																														
EXTRA FEATURES					86069 KNOTTED OAK WAY, YULEE										BLD DATE 03/14/2023 NW					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115																			
2	0811	CONCRETE B	0 100	0	0	898.00	SF	5.20	5.20	100	2004	2004	3	86	4,016																			
3	0861	POOL GUNIT	0 100	0	0	364.00	SF	85.00	85.00	100	2004	2004	3	40	12,376																			
4	0845	KOOL DECK	0 100	0	0	168.00	SF	7.25	7.25	100	2004	2004	3	86	1,047																			
5	0461	IRON FENCE	0 100	0	0	184.00	SF	8.50	8.50	100	2004	2004	3	89	1,392																			
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	66	198																			
TOTAL OB/XF 22,144																																		
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	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																	
REVIEW DATE 06/13/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																		