LOT 116
HICKORY VILLAGE #3 PB 6/372

**HAYWORTH LARA MILANESE**
86048 KNOTTED OAK WAY
YULEE, FL 32097

**2024**

**42-2N-27-435H-0116-0000**

## BUILDING CHARACTERISTICS

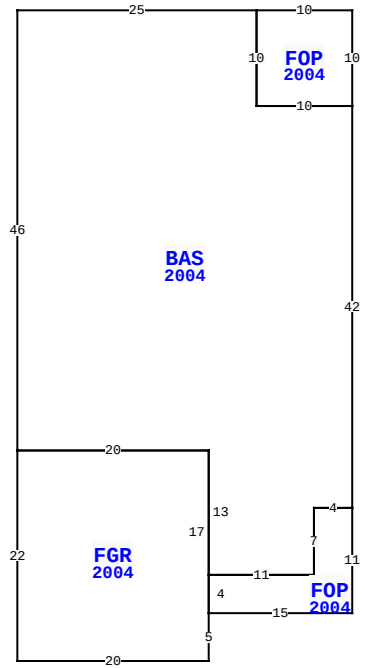
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,677 | 100 | 1,677 | 179,429 |
| FGR | 440 | 55 | 242 | 25,892 |
| FOP | 88 | 30 | 26 | 2,782 |
| FOP | 100 | 30 | 30 | 3,210 |
| TOTALS | 2,305 | | 1,975 | 211,313 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,975 | 123.9700 | 117.77 | 232,596 | 2004 | 2004 | 0 | 0 | 0 | 9.15 | 90.85 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1677 HX Base Yr 2017




86048 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 | | 211,313 |
| TOTAL MARKET OB/XF VALUE | | 3,228 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 269,541 |
| SOH/AGL Deduction | | 91,702 |
| ASSESSED VALUE | | 177,839 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 127,839 |
| TOTAL JUST VALUE | | 269,541 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 260,155 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413337 | NEW CONSTR | 157,900 | 07/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2642/994 | 5/08/2023 | QC | U | I | 11 | 100 |
| GRANTOR: HAYWORTH LARA MILANES | | | | | | |
| GRANTEE: HAYWORTH LARA MILAN | | | | | | |
| 2459/0710 | 4/19/2021 | QC | U | I | 11 | 100 |
| GRANTOR: HAYWORTH ROBERT BRYAN | | | | | | |
| GRANTEE: HAYWORTH LARA MILAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2004] W10 BAS=[YR=2004] W25 S46 FGR=[YR=2004] S22 E20 N5 FOP=[YR=2004] E15 N11 W4 S7 W11 S4$ N17 W20$ E20 S13 E11 N7 E4 N42 W10 N10$ S10 E10 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 739.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 84 | 3,228 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,228

| 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 | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 03/21/2019 BY SBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS