

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

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

2024

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

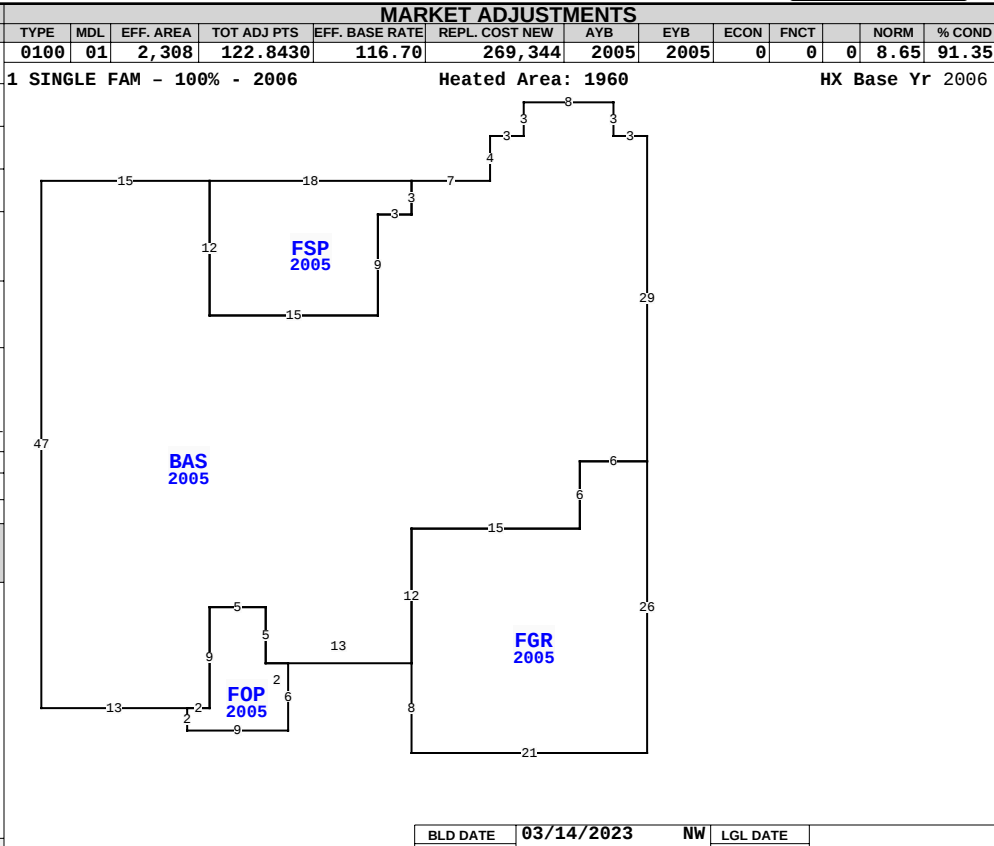
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1,960	208,947
FGR	456	55	251	26,758
FOP	71	30	21	2,239
FSP	189	40	76	8,102
TOTALS	2,676		2,308	246,046

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	24	4	96.00	SF	7.00	7.00	100	2005
2	0811	CONCRETE B	0 100	0	0	646.00	SF	5.20	5.20	100	2005
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2005
4	0476	VF 6 SBPL	0 100	0	0	140.00	LF	32.00	32.00	100	2005
5	0861	POOL GUNIT	0 100	0	0	364.00	SF	85.00	85.00	100	2007
6	0855	CONC PAVER	0 100	0	0	639.00	SF	10.00	10.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

REVIEW DATE 05/12/2019 BY KBA



86083 KNOTTED OAK WAY, YULEE				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
96.00	SF	7.00	7.00	100	2005	2005	3	86	578		
646.00	SF	5.20	5.20	100	2005	2005	3	86	2,889		
1.00	UT	300.00	300.00	100	2005	2005	3	66	198		
140.00	LF	32.00	32.00	100	2005	2005	3	66	2,957		
364.00	SF	85.00	85.00	100	2007	2007	3	48	14,851		
639.00	SF	10.00	10.00	100	2007	2007	3	88	5,623		

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						246,046					
TOTAL MARKET OB/XF VALUE						27,096					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						328,142					
SOH/AGL Deduction						149,636					
ASSESSED VALUE						178,506					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						128,506					
TOTAL JUST VALUE						328,142					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						318,615					

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											
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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 \$.											

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