LOT 115
IN OR 1463/978
HICKORY VILLAGE #3 PB 6/372

LIPPE DEBORAH
86034 KNOTTED OAK WAY
YULEE, FL 32097

2025

42-2N-27-435H-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

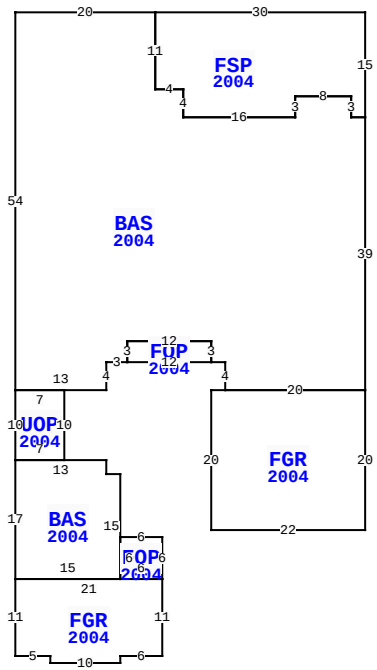
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	251	100	2004	251	26,152
BAS	2,186	100	2004	2,186	227,763
FGR	241	55	2004	133	13,858
FGR	440	55	2004	242	25,214
FOP	36	30	2004	11	1,147
FOP	36	30	2004	11	1,147
FSP	410	40	2004	164	17,087
UOP	70	20	2004	14	1,458
TOTALS	3,670			3,012	313,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,012	115.3220	115.32	347,344	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 100% - 2007 Heated Area: 2437 HX Base Yr 2007



86034 KNOTTED OAK WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,825
TOTAL MARKET OB/XF VALUE		4,561
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		373,386
SOH/AGL Deduction		176,052
ASSESSED VALUE		197,334
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		141,612
TOTAL JUST VALUE		373,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009877	SOLAR PANELS MOVE	26,104	08/01/2023
21004628	SOLAR	26,595	04/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/0978	12/05/2006	WD	Q	I		319,000
GRANTOR: SALDANA FRANCISCO & C						
GRANTEE: LIPPE DEBORAH & FRA						
1257/1083	9/08/2004	WD	Q	I		245,900
GRANTOR: COPPENBARGER HOMES						
GRANTEE: SALDANA FRANCISCO &						

BUILDING NOTES

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	0855	CONC PAVER	0	100	26	4	104.00	SF	10.00	10.00	100	2004	2004	3	83	863	
2	0812	CONCRETE C	0	100	0	0	1,114.00	SF	4.00	4.00	100	2004	2004	3	83	3,698	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-30,0] W20 S54 E13 N4 E3 N3 E12 S3 E2 S4
E20 N39 W2 N3 W8 S3 W16 N4 W4 N11 $
FGR=[YR=2004;ORIG=-20,54] W2 S20 E22 N20 W20 $
FSP=[YR=2004;ORIG=0,0] W30 S11 E4 S4 E16 N3 E8 S3 E2 N15 $
BAS=[YR=2004;ORIG=-50,64] S17 E15 N15 W2 N2 W13 $
FGR=[YR=2004;ORIG=-50,81] S11 E5 S1 E10 N1 E6 N11 W21 $
UOP=[YR=2004;ORIG=-50,54] S10 E7 N10 W7 $
FOP=[YR=2004;ORIG=-29,81] N6 W6 S6 E6 $
FOP=[YR=2004;ORIG=-34,50] E12 N3 W12 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,561

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	RES	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 02/16/2024 BY WWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS