

DEERING MICHAEL & KRISTI
86062 KNOTTED OAK WAY
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70
Exterior Wall16WD FR STUC 30
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor14CARPET 80
Interior Floor11CLAY TILE 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100
Occupancy00NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,453	100	2006	2,453	276,091
FGR	420	55	2006	231	26,000
FOP	181	30	2006	54	6,078
FSP	149	40	2006	60	6,754

TOTALS3,2032,798314,922

QUALITY06
DOR CODE0100
MAP NUM
NEIGHBORHOOD/LOC4047.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,798123.2064123.21344,74220062006008.6591.35

1 SINGLE FAM - 0% - 0Heated Area: 2453HX Base Yr

The site plan shows a rectangular lot with dimensions 18x50. The building footprint is outlined in purple. It includes areas labeled FSP 2006, BAS 2006, FGR 2006, and FOP 2006. Various dimensions are provided around the perimeter and between internal walls.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE314,922
TOTAL MARKET OB/XF VALUE3,438
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE373,360
SOH/AGL Deduction9,625
ASSESSED VALUE363,735
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE363,735
TOTAL JUST VALUE373,360
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE359,292

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE

2284/04726/21/2019WDQI01259,500

GRANTOR:SALMON LARRY R
GRANTEE:DEERING MICHAEL & K
1387/01822/06/2006WDQI0229,900
GRANTOR:COPPENBARGER HOMES
GRANTEE:SALMON LARRY R & DE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 N4 FSP=[YR=2006] N9 W18 S9 E2 N1 E13 S1 E3\$
W3 N1 W13 S1 W2 N9 W18 S50 FGR=[YR=2006] S21 E20 N5
FOP=[YR=2006] E27 N5 W10 N4 W6 S2 W11 S7\$ N7 W1 N8 W7 N5 W4
S4 W8\$ E8 N4 E4 S5 E7 S8 E12 N2 E6 S4 E13 N48\$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNITDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESTAX YEARDENSITYDECLFRZYRCNSRV

1000100CRES0RSF-20.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA

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