LOT 120
IN OR 2121/1293
HICKORY VILLAGE #3 PB 6/372

AH4R PROPERTIES LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

42-2N-27-435H-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

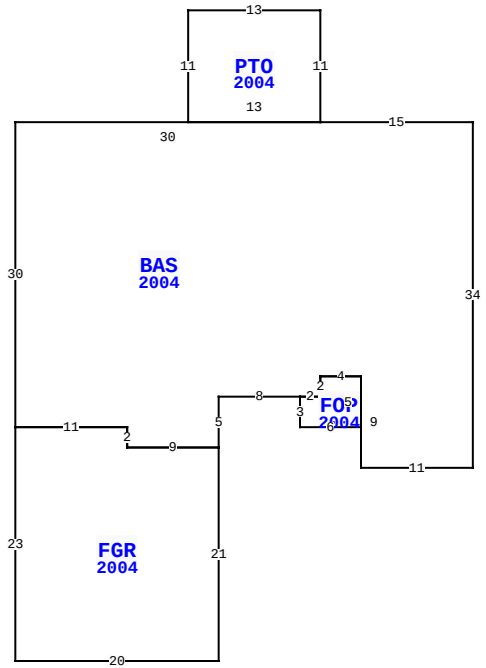
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	2004	1,362	161,672
FGR	442	55	2004	243	28,844
FOP	26	30	2004	8	950
PTO	143	5	2004	7	831
TOTALS	1,973			1,620	192,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	131.3760	131.38	212,836	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 0% - 0 Heated Area: 1362 HX Base Yr



86106 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	192,297
TOTAL MARKET OB/XF VALUE	3,155
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	250,452
SOH/AGL Deduction	10,824
ASSESSED VALUE	239,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,628
TOTAL JUST VALUE	250,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413260	NEW CONSTR	137,752	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/1293	5/11/2017	CT	U	I	18	135,800
GRANTOR: CLERK OF COURT						
GRANTEE: AH4R PROPERTIES LLC						
1573/0058	6/23/2008	WD	Q	I		176,900
GRANTOR: SMITHSON WILLIAM ANTH						
GRANTEE: FLANAGAN JAMES A II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 PTO=[YR=2004] N11 W13 S11 E13$ W30 S30
FGR=[YR=2004] S23 E20 N21 W9 N2 W11$ E11 S2 E9 N5 E8
FOP=[YR=2004] S3 E6 N5 W4 S2 W2$ E2 N2 E4 S9 E11 N34$.

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	0	0	0	731.00	SF	5.20	5.20	100	2004	2004	3	83	3,155	

LAND DESCRIPTION

TOTAL OB/XF 3,155

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS