

FELIX DEBORAH
86111 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 Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4047.00

TOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS247100200524725,878

BAS2,18710020052,187229,128

FGR42855200523524,620

FGR47655200526227,449

FOP36302005111,153

FOP36302005111,153

FOP70302005212,200

FOP41330200512412,992

TOTALS3,8933,098324,572

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICE

10812CONCRETE C0100001,236.00SF4.004.00

20855CONC PAVER010000440.00SF7.007.00

30600SUMMER KIT0100001.00UT5,000.005,000.00

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10000100CRES100RSF-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

MARKET ADJUSTMENTS

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

0100013,098115.3220115.32357,26120052005009.1590.85

SINGLE FAM - 100% - 2007Heated Area: 2434HX Base Yr 2007

BLD DATEXF DATEINC DATE03/14/2023NW

LGL DATELAND DATEAG DATE

BLD DATEXF DATEINC DATE03/14/2023NW

LGL DATELAND DATEAG DATE

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1347/09949/06/2005WDQI19261,100

GRANTOR: COPPENBARGER HOMES

GRANTEE: FELIX DEBORAH

1229/17245/12/2004WDUIV19132,000

GRANTOR: MARSH CREEK DEVELOPME

GRANTEE: COPPENBARGER HOMES

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W30 BAS=[YR=2005] W20 S54 FOP=[YR=2005] S10
BAS=[YR=2005] S16 FGR=[YR=2005] S19 E6 S1 E10 N1 E6 N19
FOP=[YR=2005] N6 W6 S6 E6 \$ W22 \$ E16 N13 W3 N3 W13 \$ E7 N10
W7 \$ E13 N4 E3 FOP=[YR=2005] E12 N3 W12 S3 \$ N3 E12 S3 E2 S3
FGR=[YR=2005] S3 W2 S20 E22 N21 W12 N2 W8 \$ E8 S2 E12 N40 W3
N3 W7 S3 W16 N4 W4 N11 \$ S11 E4 S4 E16 N3 E7 S3 E3 N15 \$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE324,572

TOTAL MARKET OB/XF VALUE7,840

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE387,412

SOH/AGL Deduction182,904

ASSESSED VALUE204,508

TOTAL EXEMPTION VALUEHX HB SX100,722

BASE TAXABLE VALUE103,786

TOTAL JUST VALUE387,412

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE373,158

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N3 W7 S3 W16 N4 W4 N11 \$ S11 E4 S4 E16 N3 E7 S3 E3 N15 \$.