LOT 178
IN OR 1844/106
HICKORY VILLAGE #3 PB 6/372

BITTINGER KEITH J & ROXANNE R
86097 KNOTTED OAK WAY
YULEE, FL 32097

2025

42-2N-27-435H-0178-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

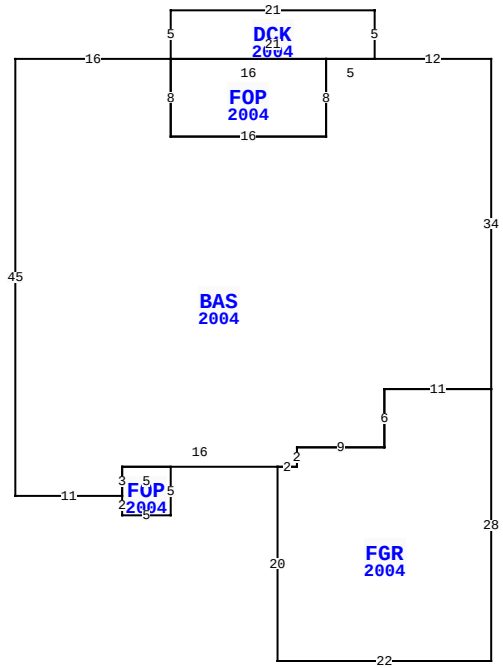
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,857	100	2004	1,857	206,101
DCK	105	10	2004	10	1,109
FGR	546	55	2004	300	33,296
FOP	25	30	2004	8	888
FOP	128	30	2004	38	4,218
TOTALS	2,661			2,213	245,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,213	122.8430	122.84	271,845	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 100% - 2021 Heated Area: 1857 HX Base Yr



86097 KNOTTED OAK WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,612
TOTAL MARKET OB/XF VALUE		3,384
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		303,996
SOH/AGL Deduction		4,437
ASSESSED VALUE		299,559
TOTAL EXEMPTION VALUE	13	299,559
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		303,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412588	NEW CONSTR	162,000	04/01/2004
P047862	NEW CONSTR	0	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1844/0106	2/28/2013	WD	Q	I	02	145,000
GRANTOR: FANNIE MAE						
GRANTEE: BITTINGER KEITH J &						
1808/0438	8/21/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FANNIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 DCK=[YR=2004] N5 W21 S5 E21$W5FOP=[YR=2004] W16 S8 E16 N8$ S8W16 N8 W16 S45 E11 FOP=[YR=2004] S2 E5 N5 W5 S3$ N3 E16 FGR=[YR=2004] S20 E22 N28 W11 S6 W9 S2 W2$ E2 N2 E9 N6 E11 N34$.

EXTRA FEATURES

L N	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	100	0	0	784.00	SF	5.20	5.20	100	2004	2004	3	83	3,384	

LAND DESCRIPTION

TOTAL OB/XF 3,384

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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