

LOT 179
IN OR 1359/992
HICKORY VILLAGE #3 PB 6/372

WAGNER EARL E III & SHARON
86083 KNOTTED OAK WAY
YULEE, FL 32097

2025

42-2N-27-435H-0179-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

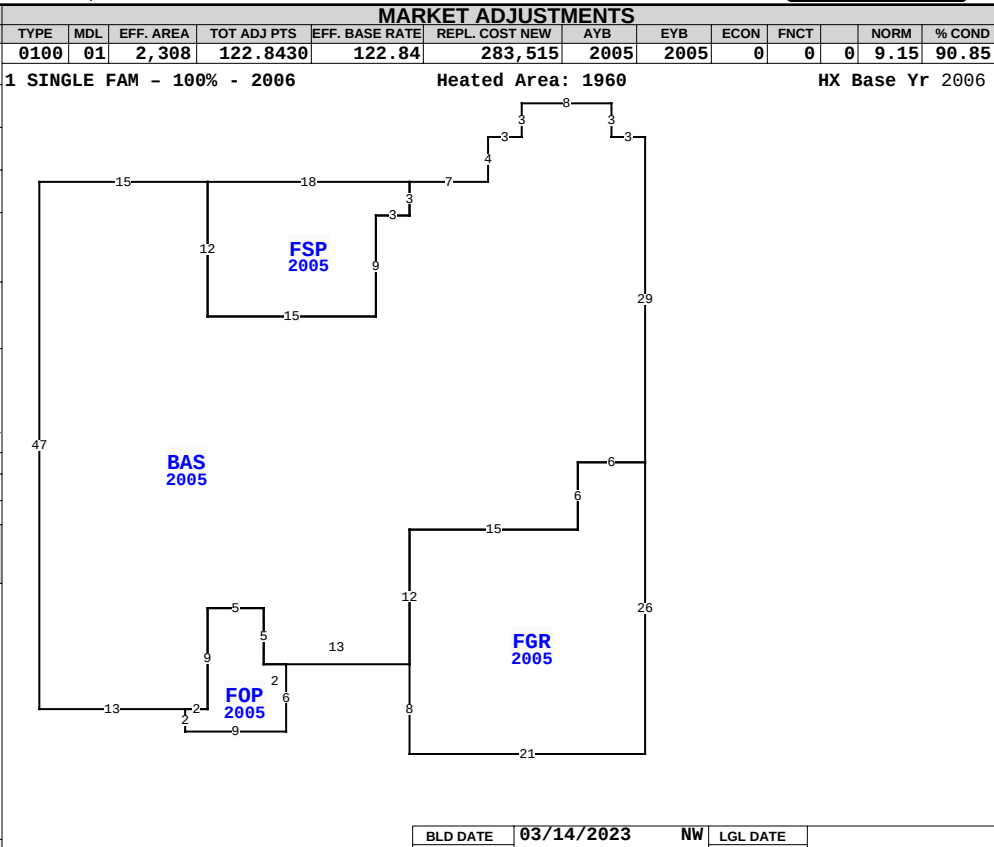
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	2005	1,960	218,736
FGR	456	55	2005	251	28,012
FOP	71	30	2005	21	2,344
FSP	189	40	2005	76	8,482
TOTALS	2,676			2,308	257,573

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	24	4	96.00	SF	7.00
2	0811	CONCRETE B	0	100	0	0	646.00	SF	5.20
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
4	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00
5	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	639.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



86083 KNOTTED OAK WAY, YULEE	BLD DATE 03/14/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
25,618									

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					257,573				
TOTAL MARKET OB/XF VALUE					25,618				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					338,191				
SOH/AGL Deduction					154,508				
ASSESSED VALUE					183,683				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					132,961				
TOTAL JUST VALUE					338,191				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					328,142				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18145	SWIM POOL	28,000	07/01/2006
M09452	MECH OTHER	0	03/01/2005
P0508955	OTHER	0	02/01/2005
E0414100	ELEC OTHER	2,000	12/01/2004
B0413757	NEW CONSTR	147,741	09/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1359/0992	10/18/2005	WD	Q	I		201,600	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: WAGNER EARL E III &							
1238/0070	6/15/2004	WD	U	V	19	165,000	
GRANTOR: MARSH CREEK DEVELOPME							
GRANTEE: COPPENBARGER HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W3 N3 W8 S3 W3 S4 W7 FSP=[YR=2005] W18 S12 E15 N9 E3 N3 \$ S3 W3 S9 W15 N12 W15 S47 E13 FOP=[YR=2005] S2 E9 N6 W2 N5 W5 S9 W2 \$ E2 N9 E5 S5 E13 FGR=[YR=2005] S8 E21 N26 W6 S6 W15 S12 \$ N12 E15 N6 E6 N29 \$.									

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