LOT 182
HICKORY VILLAGE #3 PB 6/372

HESLINK MICHAEL LANE & SARAH
86037 KNOTTED OAK WAY
YULEE, FL 32097

2025

42-2N-27-435H-0182-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

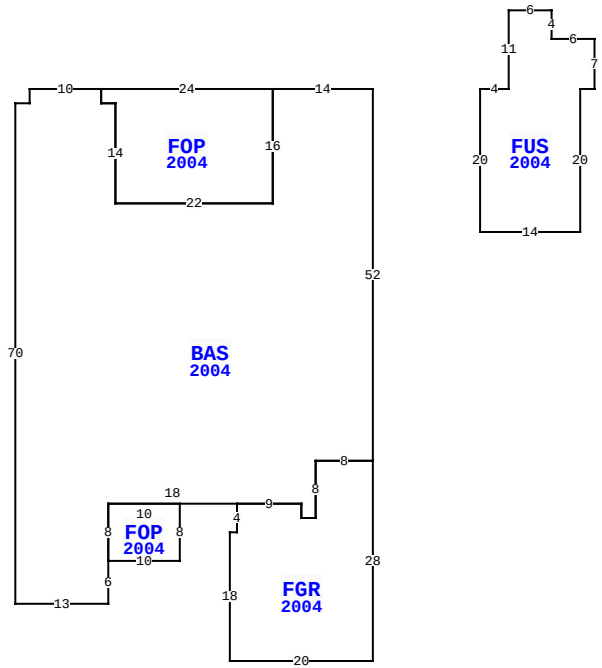
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,678	100	2004	2,678	275,787
FGR	480	55	2004	264	27,187
FOP	80	30	2004	24	2,471
FOP	356	30	2004	107	11,019
FUS	388	100	2004	388	39,957
TOTALS	3,982			3,461	356,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,461	116.8032	116.80	404,245	2004	2004	2	0	0	9.83	88.17

1 SINGLE FAM – 0% - 0 Heated Area: 3066 HX Base Yr



86037 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	356,423
TOTAL MARKET OB/XF VALUE	3,345
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	414,768
SOH/AGL Deduction	6,990
ASSESSED VALUE	407,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	407,778
TOTAL JUST VALUE	414,768
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	408,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P037396	NEW CONSTR	0	12/01/2003
E0312161	NEW CONSTR	2,000	12/01/2003
B0312033	NEW CONSTR	217,760	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/1748	3/31/2025	WD	Q	I	01	415,000
GRANTOR: MYLES ARTHUR L						
GRANTEE: HESLINK MICHAEL LAN						
2098/0137	1/30/2017	SW	U	I	12	245,000
GRANTOR: FANNIE MAE						
GRANTEE: MYLES ARTHUR L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2004] W24 S2 E2 S14 E22 N16$ S16 W22 N14 W2 N2 W10 S2 W2 S70 E13 N6 FOP=[YR=2004] E10 N8 W10 S8$ N8 E18 FGR=[YR=2004] S4 W1 S18 E20 N28 W8 S8 W2 N2 W9 $ E9 S2 E2 N8 E8 N52$ PTR= E15 FUS=[YR=2004] E4 N11 E6 S4 E6 S7 W2 S20 W14 N20$ W15$.

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	775.00	SF	5.20	5.20	100	2004	2004	3	83	3,345	

LAND DESCRIPTION

TOTAL OB/XF 3,345

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 04/30/2025 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS