LOT 119
HICKORY VILLAGE #3 PB 6/372

ROGERS ADAM E
86092 KNOTTED OAK WAY
YULEE, FL 32097

2026

42-2N-27-435H-0119-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

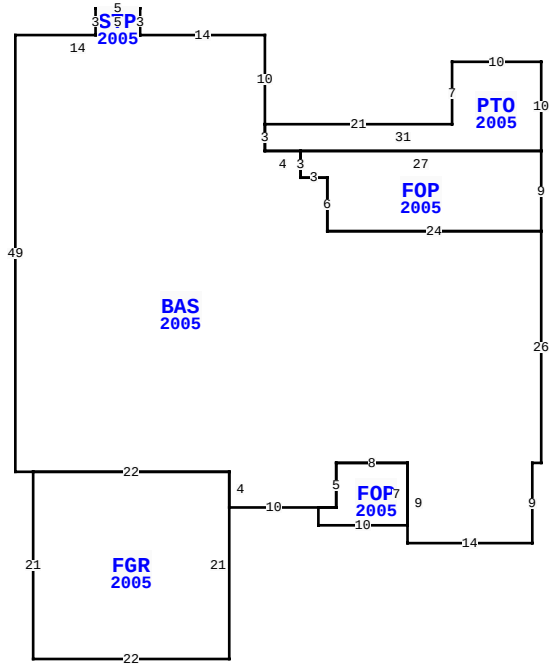
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,414	100	2005	2,414	251,627
FGR	462	55	2005	254	26,476
FOP	60	30	2005	18	1,877
FOP	225	30	2005	68	7,088
PTO	163	5	2005	8	834
STP	15	10	2005	2	209
TOTALS	3,339			2,764	288,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,764	109.8720	115.37	318,883	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 0% - 2025 Heated Area: 2414 HX Base Yr



86092 KNOTTED OAK WAY, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	288,111
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	351,156
SOH/AGL Deduction	0
ASSESSED VALUE	351,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,156
TOTAL JUST VALUE	351,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22662	XFOB	748	07/01/2009
E0514289	ELEC OTHER	2,000	02/01/2005
M0509133	MECH OTHER	0	02/01/2005
B0413626	NEW CONSTR	175,264	09/01/2004
B0413496	FOUNDATION	3,500	08/01/2004
P0408420	NEW CONSTR	0	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
202645013894	5/01/2026	WD	Q	I	01	395,000
GRANTOR: VELEZ MANUEL V & SAND						
GRANTEE: ROGERS ADAM E						
2715/1427	5/28/2024	QC	U	I	11	100
GRANTOR: VELGUMAR CORP INC						
GRANTEE: VELEZ MANUEL V & SA						

BUILDING NOTES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

BUILDING DIMENSIONS

PTO=[YR=2005] W10 S7 W21 BAS=[YR=2005] N10 W14 STP=[YR=2005] N3 W5 S3 E5$ W14 S49 E2 FGR=[YR=2005] S21 E22 N21 W22 $ E22 S4 E10 FOP=[YR=2005] S2 E10 N7 W8 S5 W2$ E2 N5 E8 S9 E14 N9 E1 N26 FOP=[YR=2005] N9 W27 S3 E3 S6 E24$ W24 N6 W3 N3 W4 N3$ S3 E31 N10$.

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS