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

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

2026

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

BUILDING CHARACTERISTICS

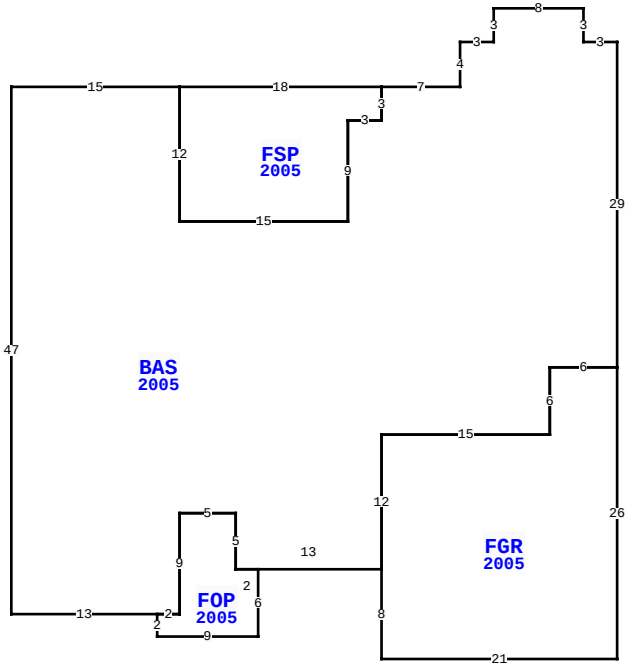
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,960	100	2005	1,960	208,554
FGR	456	55	2005	251	26,707
FOP	71	30	2005	21	2,234
FSP	189	40	2005	76	8,087
TOTALS	2,676			2,308	245,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,308	112.1610	117.77	271,813	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2006 Heated Area: 1960 HX Base Yr 2006



86083 KNOTTED OAK WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	245,583
TOTAL MARKET OB/XF VALUE	42,500
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	348,083
SOH/AGL Deduction	159,441
ASSESSED VALUE	188,642
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	137,231
TOTAL JUST VALUE	348,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,191

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

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 $.

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
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	100	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