LOT 180
HICKORY VILLAGE #3 PB 6/372

MORRIS MELISSA ANN
86069 KNOTTED OAK WAY
YULEE, FL 32097

2026

42-2N-27-435H-0180-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

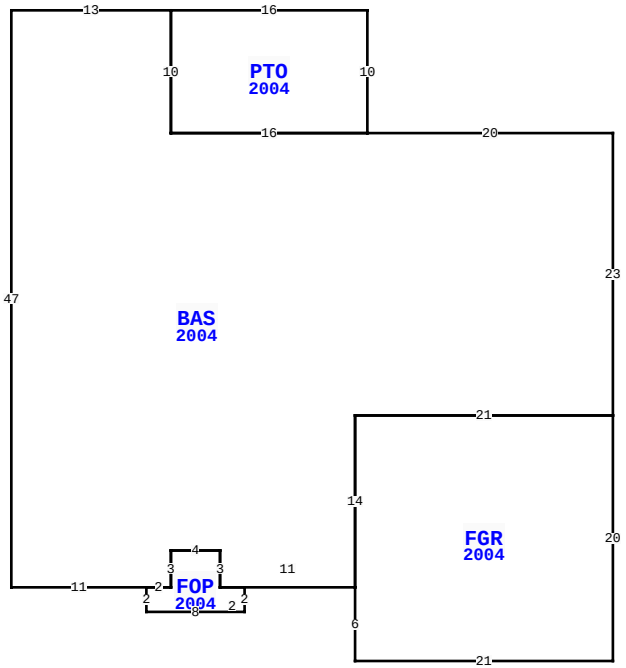
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,637	100	2004	1,637	173,221
FGR	420	55	2004	231	24,444
FOP	28	30	2004	8	846
PTO	160	5	2004	8	846
TOTALS	2,245			1,884	199,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	112.1610	117.77	221,879	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 100% - 2015 Heated Area: 1637 HX Base Yr 2015



86069 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		199,358
TOTAL MARKET OB/XF VALUE		45,510
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		304,868
SOH/AGL Deduction		129,889
ASSESSED VALUE		174,979
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,568
TOTAL JUST VALUE		304,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311970	NEW CONSTR	121,103	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2850/1140	2/09/2026	QC	U	I	11	100
GRANTOR: MORRIS DANNY LEWIS JR						
GRANTEE: MORRIS MELISSA ANN						
1936/1423	8/26/2014	SW	Q	I	01	176,500
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: MORRIS DANNY LEWIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 PTO=[YR=2004] N10 W16 S10 E16$ W16 N10 W13 S47 E11 FOP=[YR=2004] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E11 FGR=[YR=2004] S6 E21 N20 W21 S14$ N14 E21 N23$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 45,510

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