LOT 181
IN OR 1387/118
HICKORY VILLAGE #3 PB 6/372

MOORE FAMILY TRUST/MOORE JAMES R J CO TRUSTEE
86053 KNOTTED OAK WAY
YULEE, FL 32097

2026

42-2N-27-435H-0181-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

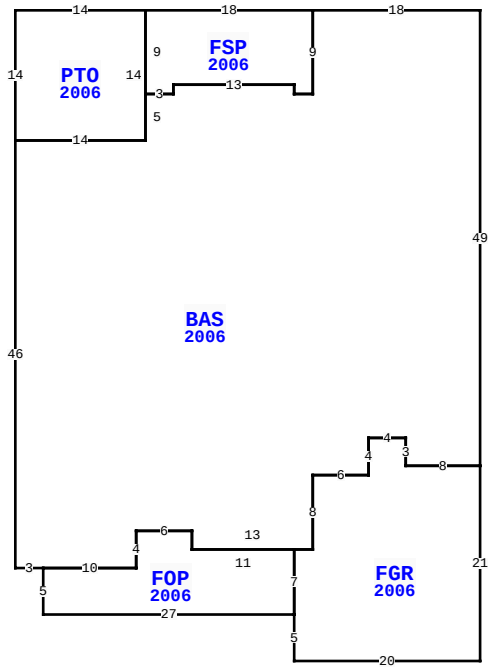
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,401	100	2006	2,401	253,948
FGR	408	55	2006	224	23,692
FOP	181	30	2006	54	5,712
FSP	149	40	2006	60	6,346
PTO	196	5	2006	10	1,057
TOTALS	3,335			2,749	290,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,749	110.8800	116.42	320,039	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2007 Heated Area: 2401 HX Base Yr 2007



86053 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		290,755
TOTAL MARKET OB/XF VALUE		3,793
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		354,548
SOH/AGL Deduction		148,243
ASSESSED VALUE		206,305
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		149,894
TOTAL JUST VALUE		354,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14567	NEW CONSTR	175,050	01/25/2006
M10132	MECH OTHER	0	08/01/2005
P09156	OTHER	0	03/01/2005
E14449	ELEC OTHER	2,000	02/01/2005
R07235	REPAIR/RRF	3,500	02/01/2005
B0514456	FOUNDATION	3,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/1116	12/27/2021	WD	U	I	11	100
GRANTOR: MOORE HEIDI L & JAMES						
GRANTEE: MOORE FAMILY TRUST						
1387/0118	2/06/2006	WD	Q	I		236,600
GRANTOR: COPPENBARGER HOMES						
GRANTEE: MOORE HEIDI L & JAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FSP=[YR=2006] W18 PTO=[YR=2006] W14 S14 E14 N14$ S9 E3 N1 E13 S1 E2 N9$ S9 W2 N1 W13 S1 W3 S5 W14 S46 E3 FOP=[YR=2006] S5 E27 FGR=[YR=2006] S5 E20 N21 W8 N3 W4 S4 W6 S8 W2 S7$ N7 W11 N2 W6 S4 W10$ E10 N4 E6 S2 E13 N8 E6 N4 E4 S3 E8 N49$.

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	2006	2006	3	88	3,080	
5	0911	SCRN RM A	0	100	15	12	180.00	SF	18.00	18.00	100	2006	2006	3	22	713	

LAND DESCRIPTION

TOTAL OB/XF 3,793

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