LOT 182
HICKORY VILLAGE #3 PB 6/372

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

2026

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

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	04	Quality Level 04

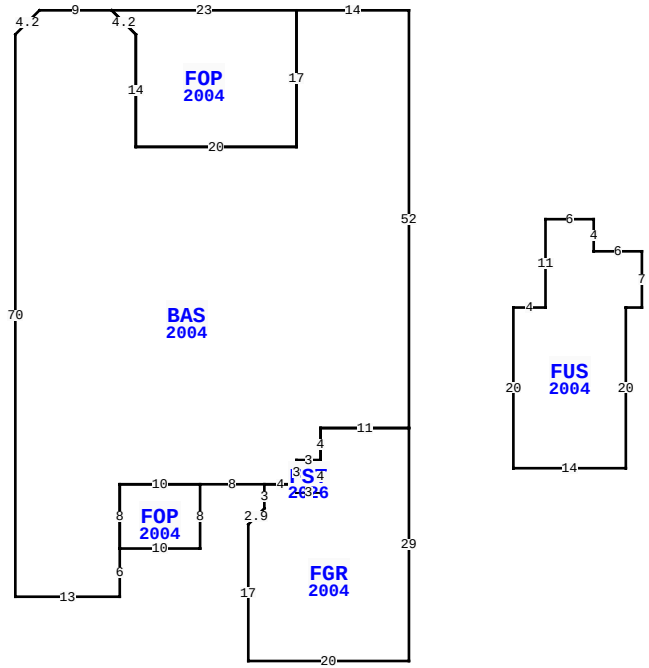
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,638	100	2004	2,638	264,888
FGR	506	55	2004	278	27,914
FOP	80	30	2004	24	2,410
FOP	345	30	2004	104	10,443
FST	12	55	2026	7	703
FUS	388	100	2004	388	38,960
TOTALS	3,969			3,439	345,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,439	106.6464	111.98	385,099	2004	2004	0	0	0	10.33	89.67

1 SINGLE FAM 0% - 2026 Heated Area: 3026 HX Base Yr



86037 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	345,318
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	405,318
SOH/AGL Deduction	0
ASSESSED VALUE	405,318
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,318
TOTAL JUST VALUE	405,318
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,768

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

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,-1] W14 S17 W20 N14 U3L3 W9 D3L3 S70 E13 N6 N8 E10 E8 E4 N3 E3 N4 E11 N52 $
FGR=[YR=2004;ORIG=-18,58] S3 D2L2 S17 E20 N29 W11 S4 S4 W3 N1 W4 $
FUS=[YR=2004;ORIG=13,36] E4 N11 E6 S4 E6 S7 W2 S20 W14 N20 $
FOP=[YR=2004;ORIG=-14,-1] W23 D3R3 S14 E20 N17 $
FOP=[YR=2004;ORIG=-36,66] E10 N8 W10 S8 $
FST=[YR=2026;ORIG=-14,55] E3 S4 W3 N1 N3 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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