

LOT 11
IN OR 2189/231
HICKORY VILLAGE #3 PB 6/372

DOAN DANA L/BOONE JENNIFER E
86438 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0011-0000



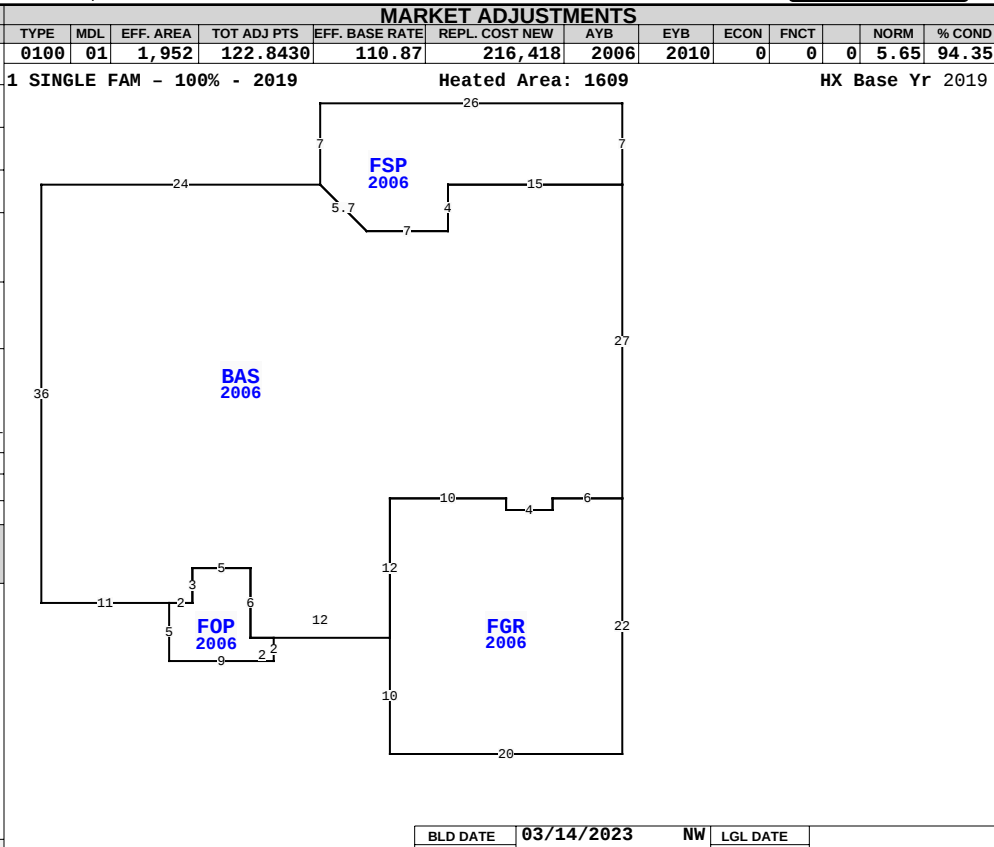
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,609	100	1,609	168,311
FGR	436	55	240	25,106
FOP	54	30	16	1,674
FSP	218	40	87	9,101
TOTALS	2,317		1,952	204,190

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EXTRA FEATURES							
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0855	CONC PAVER	0	100	28	3	
2	0811	CONCRETE B	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	000



86438 SAND HICKORY TRL, YULEE									
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		204,190	
TOTAL MARKET OB/XF VALUE		3,832	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		263,022	
SOH/AGL Deduction		87,018	
ASSESSED VALUE		176,004	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		126,004	
TOTAL JUST VALUE		263,022	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,111	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14874	NEW CONSTR	123,753	02/07/2006
M0509953	H/AC	0	06/01/2005
E14721	ELEC OTHER	2,000	04/01/2005
P09193	OTHER	0	03/01/2005
R07404	REPAIR/RRF	3,500	03/01/2005
B14759	FOUNDATION	3,500	03/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2189/0231	4/06/2018	WD	Q	I	01
GRANTOR: MATTHEWS ROSEMARY B					
GRANTEE: DOAN DANA L & JENNI					
1848/0735	3/29/2013	WD	Q	I	02
GRANTOR: HARSHFIELD ROGER A &					
GRANTEE: MATTHEWS ROSEMARY B					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FSP=[YR=2006] W26 S7 BAS=[YR=2006] W24 S36 E11 FOP=[YR=2006] S5 E9 N2 W2 N6 W5 S3 W2\$ E2 N3 E5 S6 E12 FGR=[YR=2006] S10 E20 N22 W6 S1 W4 N1 W10 S12\$ N12 E10 S1 E4 N1 E6 N27 W15 S4 W7 U4 L4 \$ R4 D4 E7 N4 E15 N7\$.	