

LOT 17
IN OR 2243/1411
HICKORY VILLAGE #3 PB 6/372

REED JAMIE P & DAVID E JR
86400 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	236	100	236	24,578
BAS	2,231	100	2,231	232,343
FGR	242	55	133	13,851
FGR	457	55	251	26,140
FOP	36	30	11	1,145
FOP	36	30	11	1,145
FOP	80	30	24	2,499
FSP	404	40	162	16,871

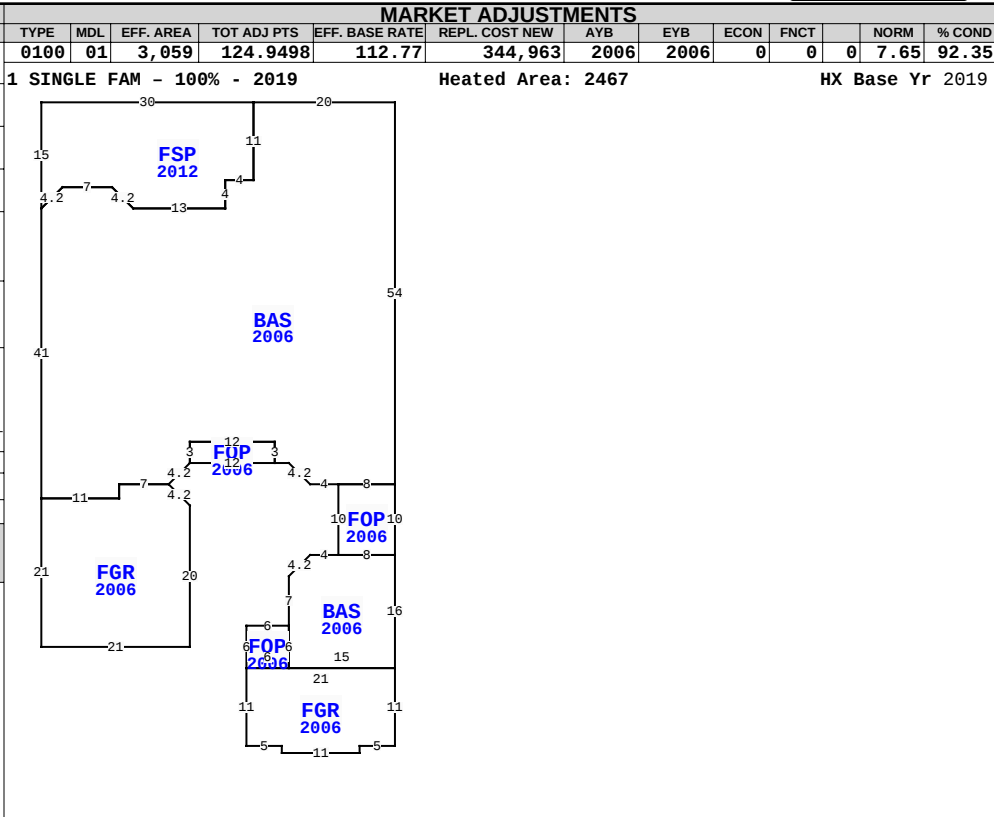
TOTALS	3,722		3,059	318,573
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0812	CONCRETE C	0	100	0	0	1,105.00	SF	4.00	4.00	100	2006	2006	3	88	3,890	
2	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	100	2006	2006	3	88	3,080	
3	0851	PATIO STON	0	100	28	3	84.00	SF	0.75	0.75	100	2008	2008	3	90	57	
4	0861	POOL GUNIT	0	100	25	13	325.00	SF	85.00	85.00	100	2020	2020	3	95	26,244	
5	0855	CONC PAVER	0	100	0	0	599.00	SF	10.00	10.00	100	2020	2020	3	99	5,930	

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							



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

86400 SAND HICKORY TRL, YULEE

TOTAL OB/XF																	39,201
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	

VALUATION BY	STANDARD									
Tax Group: 4	Tax Dist:									
BUILDING MARKET VALUE	318,573									
TOTAL MARKET OB/XF VALUE	39,201									
TOTAL LAND VALUE - MARKET	55,000									
TOTAL MARKET VALUE	412,774									
SOH/AGL Deduction	165,571									
ASSESSED VALUE	247,203									
TOTAL EXEMPTION VALUE	HX HB 50,000									
BASE TAXABLE VALUE	197,203									
TOTAL JUST VALUE	412,774									
NCON VALUE	0									
INCOME VALUE										
PREVIOUS YEAR MKT VALUE	332,899									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1911243	SWIM POOL	36,546	10/25/2019
M10695	MECH OTHER	0	11/01/2005
P10166	OTHER	0	10/01/2005
C15986	CO ISSUED	190,039	09/01/2005
E15802	ELEC OTHER	2,000	09/01/2005
R08187	REPAIR/RRF	3,500	09/01/2005

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BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2006] W20 FSP=[YR=2012] W30 S15 R3 U3 E7 R3 D3 E13 N4 E4 N11 \$ S11 W4 S4 W13 U3 L3 W7 D3 L3 S41 FGR=[YR=2006] S21 E21 N20 L3 U3 W7 S2 W11\$ E11 N2 E7 U3 R3 FOP=[YR=2006] E12 N3 W12 S3\$ N3 E12 S3 E2 R3 D3 E4 FOP=[YR=2006] S10 BAS=[YR=2006] W4 D3 L3 S7 FOP=[YR=2006] W6 S6 FGR=[YR=2006] S11 E5 S1 E11 N1 E5 N11 W21\$ E6 N6 \$ S6 E15 N16 W8\$ E8 N10 W8\$ E8 N54\$.									