LOT 18
IN OR 1416/49
HICKORY VILLAGE #3 PB 6/372

WAHLIE ZACHARY J & LAUREN A
86394 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0018-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

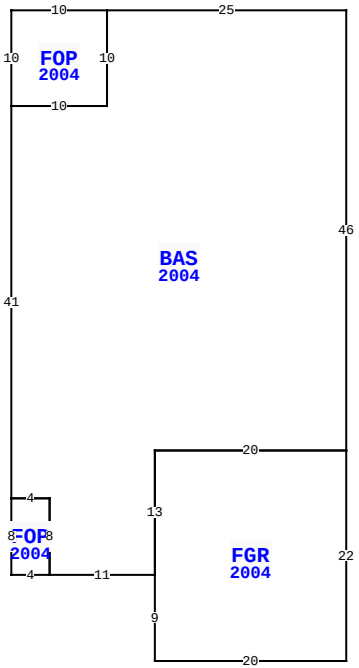
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,673	100	1,673	170,984
FGR	440	55	242	24,733
FOP	32	30	10	1,022
FOP	100	30	30	3,066
TOTALS	2,245		1,955	199,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	123.9700	111.88	218,725	2004	2004	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1673 HX Base Yr 2022



86394 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,805
TOTAL MARKET OB/XF VALUE		3,426
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		258,231
SOH/AGL Deduction		38,367
ASSESSED VALUE		219,864
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		169,864
TOTAL JUST VALUE		258,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412452	NEW CONSTR	142,308	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2451/0345	4/09/2021	WD	Q	I	01	220,000
GRANTOR: BOKOWY CHRISTOPHER A						
GRANTEE: WAHLIE ZACHARY J &						
1416/0049	5/31/2006	WD	Q	I		208,500
GRANTOR: HARRIS RONALD H & APR						
GRANTEE: BOKOWY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 FOP=[YR=2004] W10 S10 E10 N10$ S10 W10 S41 FOP=[YR=2004] S8 E4 N8 W4$ E4 S8 E11 FGR=[YR=2004] S9 E20 N22 W20 S13$ N13 E20 N46$.

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	0811	CONCRETE B	0	100	0	0	766.00	SF	5.20	5.20	100	2004	2004	3	86	3,426	

LAND DESCRIPTION

TOTAL OB/XF 3,426

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	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							

REVIEW DATE 06/06/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS