LOT 21
IN OR 1568/604
HICKORY VILLAGE #4 PB 7/122

ADAMS PATRICIA & DANIEL S/
86374 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0021-0000

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 70
Interior Floo	12	HARDWOOD 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

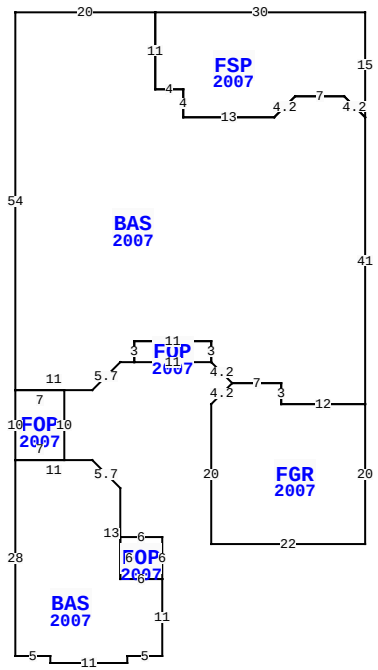
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	489	100	489	47,905
BAS	2,213	100	2,213	216,799
FGR	466	55	256	25,080
FOP	33	30	10	980
FOP	36	30	11	1,078
FOP	70	30	21	2,058
FSP	404	40	162	15,871
TOTALS	3,711		3,162	309,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,162	116.9090	105.51	333,623	2007	2007	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2009 Heated Area: 2702 HX Base Yr 2009



86374 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	07/31/2007	JM	LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,769
TOTAL MARKET OB/XF VALUE		11,898
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		376,667
SOH/AGL Deduction		158,243
ASSESSED VALUE		218,424
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,424
TOTAL JUST VALUE		376,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20172	REMODEL	1,080	07/01/2007
E18592	ELEC OTHER	2,000	01/01/2007
M12351	MECH OTHER	0	01/01/2007
C18657	CO ISSUED	0	10/01/2006
B18657	NEW CONSTR	245,256	10/01/2006
P11668	OTHER	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/0604	5/27/2008	WD	Q	I		275,100
GRANTOR: STANDARD PACIFIC OF J						
GRANTEE: ADAMS PATRICIA & DA						
1341/1627	8/15/2005	WD	U	V	19	2,400,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W30 BAS=[YR=2007] W20 S54 FOP=[YR=2007] S10 BAS=[YR=2007] S28 E5 S1 E11 N1 E5 N11 FOP=[YR=2007] N6 W6 S6 E6$ W6 N13 U4 L4 W11$ E7 N10 W7$ E11 R4 U4 E2 FOP=[YR=2007] E11 N3 W11 S3$ N3 E11 S3 D3 R3 FGR=[YR=2007] D3 L3 S20 E22 N20 W12 N3 W7$ E7 S3 E12 N41 L3 U3 W7 D3 L3 W13 N4 W4 N11$ S11 E4 S4 E13 R3 U3 E7 D3 R3 N15$.

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	2007	2007	3	92	3,220	
2	0855	CONC PAVER	0	100	0	0	495.00	SF	10.00	10.00	100	2007	2007	3	89	4,406	
3	0811	CONCRETE B	0	100	0	0	923.00	SF	5.20	5.20	100	2007	2007	3	89	4,272	

LAND DESCRIPTION

TOTAL OB/XF 11,898

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		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