

LOT 27
IN OR 2176/1934
HICKORY VILLAGE #4 PB 7/122

SPEDALIERE CARMINE A
86652 COMMODORE POINT DR
YULEE, FL 32097

2023

42-2N-27-435H-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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	2,377	100	2,377	246,216
FGR	419	55	230	23,824
FOP	103	30	31	3,211
FSP	162	40	65	6,733
TOTALS	3,061		2,703	279,985

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	0	0	0	72.00	SF	10.00	10.00	
3	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	
4	0476	VF 6 SBPL	0	0	0	0	176.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,703	124.7520	112.59	304,331	2006	2006	0	0	8.00	92.00
1 SINGLE FAM - 0% - 0 Heated Area: 2377 HX Base Yr											
BLD DATE	03/14/2023	NW	LGL DATE								
XF DATE	03/20/2007	JM	LAND DATE	03/20/2007	JM						
INC DATE			AG DATE								

86332 SAND HICKORY TRL, YULEE											
TOTAL OB/XF 10,149											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		279,985	
TOTAL MARKET OB/XF VALUE		10,149	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		345,134	
SOH/AGL Deduction		51,810	
ASSESSED VALUE		293,324	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		293,324	
TOTAL JUST VALUE		345,134	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,086	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17706	ELEC OTHER	2,000	07/01/2006
M0611689	H/AC	0	06/01/2006
P11062	OTHER	0	05/01/2006
C17452	CO ISSUED	173,982	03/01/2006
B17452	NEW CONSTR	173,982	03/01/2006
R09100	REPAIR/RRF	3,500	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2176/1934	2/12/2018	WD	Q	I	01
GRANTOR: DENNIS WILLIAM A					
GRANTEE: SPEDALIERE CARMINE					
1762/1241	9/09/2011	QC	U	I	11
GRANTOR: DENNIS STACY					
GRANTEE: DENNIS WILLIAM A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W18 FSP=[YR=2006] W18 S9 E18 N9\$ S9 W18 S5 W14S46 E11 FOP=[YR=2006]S3 E19 FGR=[YR=2006] S7 E20 N21 W8 N4 W5 S6 W6 S7 W1 S5\$ N5 W11 N2 W6 S4 W2\$ E2 N4 E6 S2 E12 N7 E6 N6 E5 S4 E8 N49\$.											