

LOT 52
IN OR 1649/1613
HICKORY VILLAGE #2 PB 7/120

WILSON SCOTT E & TIFFANY A
86172 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0052-0000



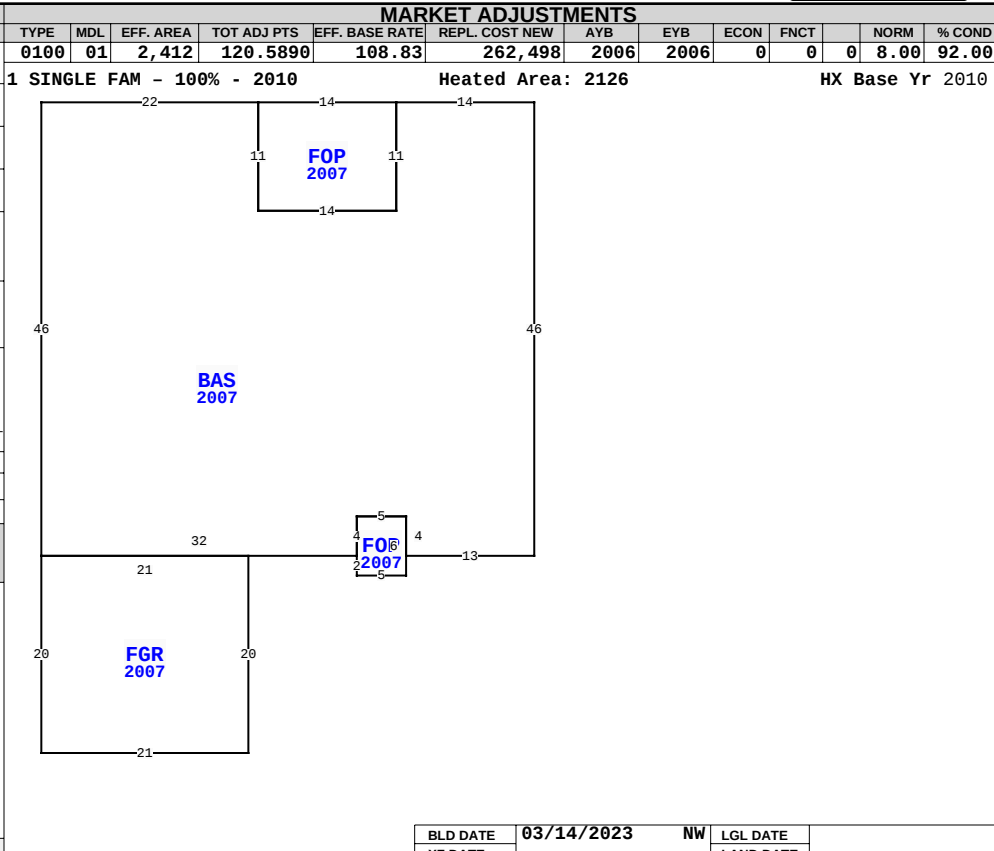
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,126	100	2,126	212,863
FGR	420	55	231	23,129
FOP	30	30	9	901
FOP	154	30	46	4,606
TOTALS	2,730		2,412	241,498

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0811	CONCRETE B	0	100	0	0			
2	0476	VF 6 SBPL	0	100	0	0			
3	0470	VNYL GATE	0	100	0	0			
4	0479	VF PICKET	0	100	0	0			
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000134	C	SFR POND	100	000



86172 SAND HICKORY TRL, YULEE	BLD DATE	03/14/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		241,498	
TOTAL MARKET OB/XF VALUE		6,579	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		303,077	
SOH/AGL Deduction		137,182	
ASSESSED VALUE		165,895	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		115,895	
TOTAL JUST VALUE		303,077	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11720	MECH OTHER	0	07/01/2006
C17799	CO ISSUED	0	05/01/2006
E17391	ELEC OTHER	2,000	05/01/2006
P11153	OTHER	0	05/01/2006
R09327	REPAIR/RRF	3,500	05/01/2006
B17799	NEW CONSTR	273,707	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1649/1613	11/18/2009	WD	Q	I	01	196,900	
GRANTOR:CARRANZA MARIO & CHRI							
GRANTEE:WILSON SCOTT E & TI							
1531/1620	10/23/2007	WD	Q	I		241,500	
GRANTOR:MATTAMY (JACKSONVILLE							
GRANTEE:CARRANZA MARIO & CH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14 FOP=[YR=2007] W14 S11 E14 N11\$ S11 W14 N11 W22 S46 FGR=[YR=2007] S20E21 N20 W21\$ E32 FOP=[YR=2007] S2 E5 N6 W5 S4\$ N4 E5 S4 E13 N46\$.									