LOT 65
HICKORY VILLAGE #1 PB 6/369

PASSANTE AUGUSTINE L & ELISE C
86082 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0065-0000

BUILDING CHARACTERISTICS

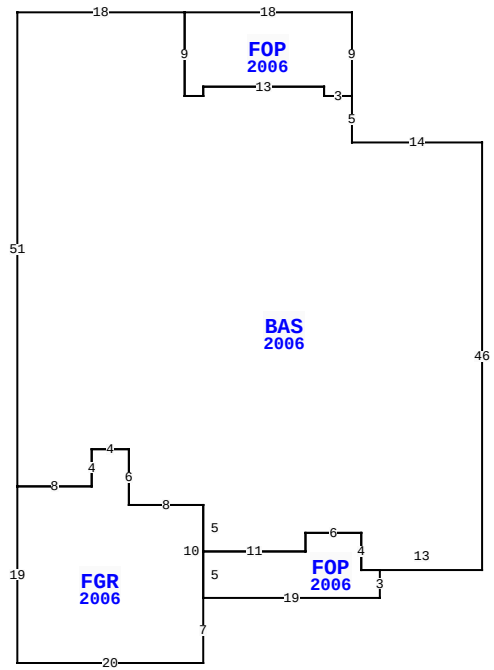
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,429	100	2,429	251,439
FGR	380	55	209	21,635
FOP	103	30	31	3,209
FOP	149	30	45	4,658
TOTALS	3,061		2,714	280,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,714	124.2000	112.09	304,212	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2022 Heated Area: 2429 HX Base Yr 2022



86082 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		280,940
TOTAL MARKET OB/XF VALUE		5,599
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		341,539
SOH/AGL Deduction		55,708
ASSESSED VALUE		285,831
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,831
TOTAL JUST VALUE		341,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11030	MECH OTHER	0	02/01/2006
P10532	OTHER	0	01/01/2006
E16095	ELEC OTHER	2,000	11/01/2005
C16437	CO ISSUED	174,180	10/01/2005
B16353	FOUNDATION	3,500	10/01/2005
B16437	NEW CONSTR	174,180	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2438/1504	2/26/2021	WD	Q	I	02	312,800
GRANTOR: LOTHAMER RENE W						
GRANTEE: PASSANTE AUGUSTINE						
1430/0424	7/24/2006	WD	Q	I		278,100
GRANTOR: COPPENBARGER HOMES						
GRANTEE: LOTHAMER DENNIS A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 N5 FOP=[YR=2006] N9 W18 S9 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N9 W18 S51 FGR=[YR=2006] S19 E20 N7 FOP=[YR=2006] E19 N3 W2 N4 W6 S2 W11 S5$ N10 W8 N6 W4 S4 W8$ E8 N4 E4 S6 E8 S5 E11 N2 E6 S4 E13 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0855	CONC PAVER	0	100	0	0	78.00	SF	10.00	10.00	100	2006	2006	3	88	686	
3	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2006	2006	3	88	3,093	

LAND DESCRIPTION

TOTAL OB/XF 5,599

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		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