LOT 79
IN OR 1418/1874
HICKORY VILLAGE #1 PB 6/369

AUTHEMENT BRENT K & JACKIE L
86055 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0079-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

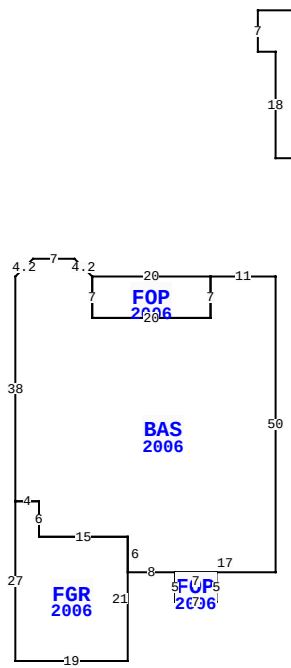
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	1,952	197,573
FGR	423	55	233	23,583
FOP	35	30	10	1,012
FOP	140	30	42	4,251
FUS	346	100	346	35,021
TOTALS	2,896		2,583	261,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	121.4400	109.60	283,097	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2007 Heated Area: 2298 HX Base Yr 2007



86055 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		261,440
TOTAL MARKET OB/XF VALUE		40,450
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		356,890
SOH/AGL Deduction		150,946
ASSESSED VALUE		205,944
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,944
TOTAL JUST VALUE		356,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22619	SWIM POOL	28,700	07/01/2009
E16597	ELEC OTHER	2,000	01/01/2006
M10696	MECH OTHER	0	11/01/2005
P10167	OTHER	0	10/01/2005
C15912	CO ISSUED	164,120	08/01/2005
R08133	REPAIR/RRF	3,500	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/1874	6/09/2006	WD	Q	I		231,400
GRANTOR: COPPENBARGER HOMES						
GRANTEE: AUTHEMENT BRENT K &						
1328/1548	6/27/2005	WD	U	V	19	35,200
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 FOP=[YR=2006] W20 S7 E20 N7$ S7 W20 N7 L3 U3 W7 D3 L3 S38 FGR=[YR=2006] S27 E19 N21 W15 N6 W4$ E4 S6 E15 S6 E8 FOP=[YR=2006] S5 E7 N5 W7$E17 N50$ PTR=N20 FUS=[YR=2006] N18 W3 N7 E16 S25 W13$ S20$.

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	0855	CONC PAVER	0	100	0	0	81.00	SF	10.00	10.00	100	2006	2006	3	88	713	
2	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2006	2006	3	88	3,038	
4	0476	VF 6 SBPL	0	100	0	0	135.00	LF	32.00	32.00	100	2009	2009	3	78	3,370	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	78	468	
6	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2009	2009	3	60	17,136	
7	0855	CONC PAVER	0	100	0	0	1,728.00	SF	10.00	10.00	100	2009	2009	3	91	15,725	

LAND DESCRIPTION

TOTAL OB/XF 40,450

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