

LOT 81
IN OR 1454/1189
HICKORY VILLAGE #1 PB 6/369

HOLLERICH BRANDI L
86039 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0081-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
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
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NEIGHBORHOOD/LOC	4047.00
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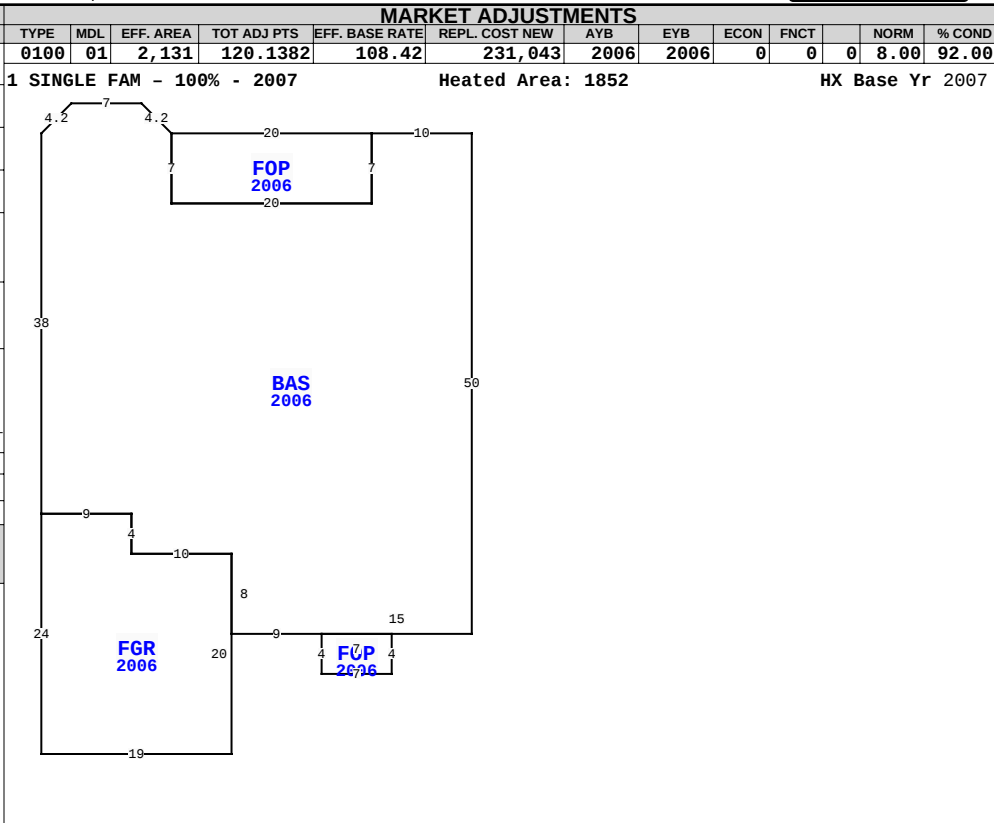
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100	1,852	184,730
FGR	416	55	229	22,842
FOP	28	30	8	798
FOP	140	30	42	4,190

TOTALS	2,436	2,131	212,560
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	
3	0811	CONCRETE B	0 100	0	0	688.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

REVIEW DATE	06/06/2018	BY	SBX
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86039 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
72.00	SF	10.00	10.00	100	2006	2006	3	88	634	
688.00	SF	5.20	5.20	100	2006	2006	3	88	3,148	

TOTAL OB/XF										6,967		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	LA
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					212,560				
TOTAL MARKET OB/XF VALUE					6,967				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					274,527				
SOH/AGL Deduction					119,923				
ASSESSED VALUE					154,604				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					104,604				
TOTAL JUST VALUE					274,527				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					224,656				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11188	MECH OTHER	0	03/01/2006
C16438	CO ISSUED	140,888	01/01/2006
P10560	OTHER	0	01/01/2006
B16438	NEW CONSTR	140,888	01/01/2006
E16093	ELEC OTHER	2,000	11/01/2005
B16352	FOUNDATION	3,500	10/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1454/1189	10/25/2006	WD	Q	I		234,700			
GRANTOR: COPPENBARGER HOMES									
GRANTEE: HOLLEICH BRANDI L									
1351/1004	9/21/2005	WD	U	V	19	281,600			
GRANTOR: MARSH CREEK DEVELOPME									
GRANTEE: COPPENBARGER HOMES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W10 FOP=[YR=2006] W20 S7 E20 N7\$ S7 W20 N7 L3 U3 W7 D3 L3 S38 FGR=[YR=2006] S24 E19 N20 W10 N4 W9\$ E9 S4 E10 S8 E9 FOP=[YR=2006] S4 E7 N4 W7\$ E15 N50\$.									