

LOT 212
IN OR 2200/1278
HICKORY VILLAGE #3 PB 6/372

MIXON STEPHEN & CASSANDRA
86415 SAND HICKORY TRL
YULEE, FL 32097

2023

42-2N-27-435H-0212-0000



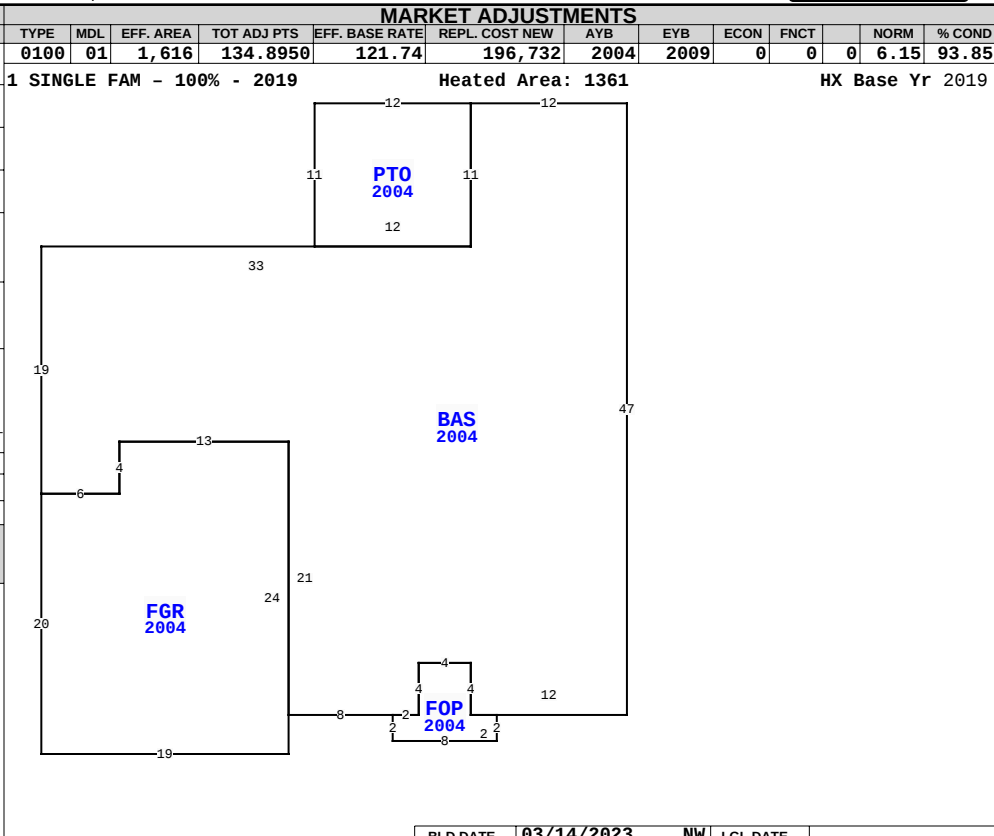
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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	1,361	100	1,361	155,498
FGR	432	55	238	27,192
FOP	32	30	10	1,142
PTO	132	5	7	800
TOTALS	1,957		1,616	184,633

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0811	CONCRETE B	0 100	0	0	755.00	SF	5.20	5.20	100	2004

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



86415 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
6,491											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		184,633	
TOTAL MARKET OB/XF VALUE		6,491	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		246,124	
SOH/AGL Deduction		85,738	
ASSESSED VALUE		160,386	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		110,386	
TOTAL JUST VALUE		246,124	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		202,146	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004456	REPAIR/RRF	9,290	06/11/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2200/1278	5/25/2018	WD	U	I	30
GRANTOR: MIXON ROYCE DALE & JA					
GRANTEE: MIXON STEPHEN & CAS					
1975/0349	4/08/2015	WD	Q	I	01
GRANTOR: FRANKLIN SUSAN A & JO					
GRANTEE: MIXON ROYCE DALE &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W12 PT0=[YR=2004] W12 S11 E12 N11\$ S11 W33 S19											
FGR=[YR=2004] S20 E19 N24 W13 S4 W6\$ E6 N4 E13 S21 E8											
FOP=[YR=2004] S2 E8 N2 W2 N4 W4 S4 W2\$ E2 N4 E4 S4 E12 N47\$.											