

LOT 225  
IN OR 1481/224  
HICKORY VILLAGE #4 PB 7/122

WALKER JOANNA & JASON R  
86317 SAND HICKORY TRAIL  
YULEE, FL 32097

2023

42-2N-27-435H-0225-0000



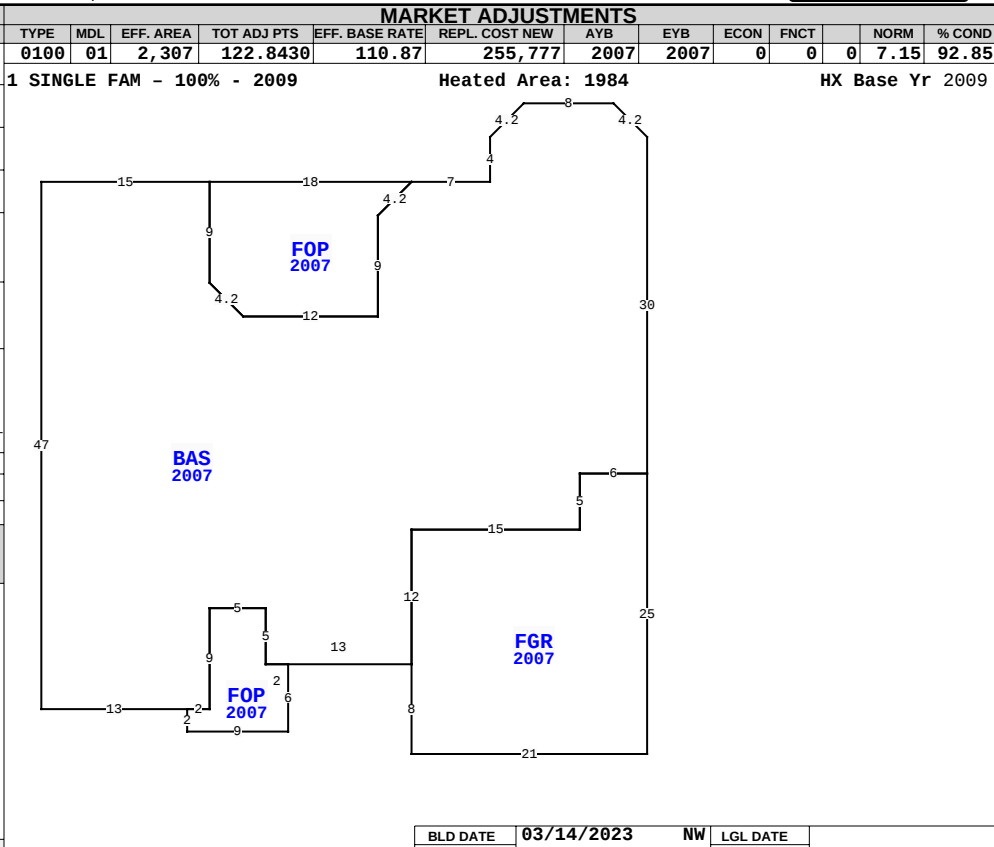
| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 10 ABOVE AVG 70   |
| Exterior Wall            | 16 WD FR STUC 30  |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 80      |
| Interior Floo            | 08 SHT VINYL 20   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| 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       | 1,984            | 100         | 1,984        | 204,238              |
| FGR       | 450              | 55          | 248          | 25,530               |
| FOP       | 71               | 30          | 21           | 2,162                |
| FOP       | 180              | 30          | 54           | 5,559                |
| TOTALS    | 2,685            |             | 2,307        | 237,489              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 855.00 | SF | 10.00 | 10.00          | 100       | 2007    |
| 2              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 648.00 | SF | 5.20  | 5.20           | 100       | 2007    |

| 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 |     |          | 0.00  | 0.00  | 1.00        | LT        | 1.00 |



|                               |          |            |    |           |  |
|-------------------------------|----------|------------|----|-----------|--|
| 86317 SAND HICKORY TRL, YULEE | BLD DATE | 03/14/2023 | NW | LGL DATE  |  |
|                               | XF DATE  |            |    | LAND DATE |  |
|                               | INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 10,609      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| 237,489                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |
| 10,609                    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |
| 55,000                    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 303,098                   |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |
| 125,720                   |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |
| 177,378                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| HX HB                     |  |  |  |  |  |  |  |  |  |  |  |
| 50,000                    |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 127,378                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |
| 303,098                   |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |
| 247,027                   |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M0611670   | H/AC        | 0       | 06/01/2006 |
| P11067     | OTHER       | 0       | 05/01/2006 |
| C17334     | CO ISSUED   | 0       | 03/01/2006 |
| B17334     | NEW CONSTR  | 147,661 | 03/01/2006 |
| E16997     | ELEC OTHER  | 2,000   | 03/01/2006 |
| R09038     | REPAIR/RRF  | 3,500   | 03/01/2006 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1481/0224                      | 2/26/2007 | WD           | Q      | I      |           | 230,000       |
| GRANTOR: COPPENBARGER HOMES    |           |              |        |        |           |               |
| GRANTEE: WALKER JOANNA & JAS   |           |              |        |        |           |               |
| 1341/1627                      | 8/15/2005 | WD           | U      | V      | 19        | 2,400,000     |
| GRANTOR: MARSH CREEK DEVELOPME |           |              |        |        |           |               |
| GRANTEE: COPPENBARGER HOMES    |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] U3 L3 W8 L3 D3 S4 W7 FOP=[YR=2007] W18 S9 R3 D3 E12 N9 R3 U3 \$ D3 L3 S9 W12 U3 L3 N9 W15 S47 E13 FOP=[YR=2007] S2 E9 N6 W2 N5 W5 S9 W2\$ E2 N9 E5 S5 E13 FGR=[YR=2007] S8 E21 N25 W6 S5 W15 S12\$ N12 E15 N5 E6 N30\$. |  |  |  |  |  |  |  |  |  |  |  |