

LOT 238
IN OR 1439/621
HICKORY VILLAGE #2 PB 7/120

STEVENS THOMAS P & KIMBERLY J
86209 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0238-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	16	WD FR STUC 100	0100	01	2,287	125.7732	113.51	259,597	2006	2006	0	0	0	8.00	92.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2007													Heated Area: 1894														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2007														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 80																												
Interior Floo	11	CLAY TILE 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	1,894	100	1,894	197,789																										
FGR	528	55	290	30,285																										
FOP	46	30	14	1,462																										
FOP	128	30	38	3,968																										
FSP	128	40	51	5,326																										
TOTALS			2,724		2,287	238,829																								
EXTRA FEATURES			86209 SAND HICKORY TRL, YULEE																											
L N	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	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2006	2006	3	88	3,093														
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	2006	2006	3	88	532														
3	0471	VINYL FNC	0	100	0	0	159.00	LF	32.00	32.00	100	2006	2006	3	72	3,663														
LAND DESCRIPTION																		TOTAL OB/XF 7,288												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 09/18/2018 BY SBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																														

Diagram showing building layout with dimensions and area calculations.

Labels: FSP 2007, FOP 2006, BAS 2006, FGR 2006.

Dimensions: 16, 8, 17, 34, 12, 9, 7, 4, 13, 28, 20, 22, 46.

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1439/0621	8/24/2006	WD Q I		229,800
GRANTOR: MATTAMY (JACKSONVILLE)				
GRANTEE: STEVENS THOMAS P &				
1337/1410	8/01/2005	WD U V 19		2,360,000
GRANTOR: MARSH CREEK DEVELOPME				
GRANTEE: MATTAMY (JACKSONVIL				

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FSP=[YR=2007] N8 W16 S8 E16\$ FOP=[YR=2006] W16 S8 E16 N8\$ S8 W16 N8 W17 S34 FGR=[YR=2006] S28 E22 N20 W2 N2 W12 N6 W8\$ E8 S6 E12 S2 E9 FOP=[YR=2006] S6 E9 N2 W2 N4 W7\$ E7 S4 E13 N46\$.