

LOT 241
IN OR 2182/42
HICKORY VILLAGE #2 PB 7/120

MARCHAND MARCEL A L/E/
86181 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0241-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
Exterior Wall	10	ABOVE AVG 70	0100	01	2,764	124.2000	112.09	309,817	2007	2012	0	0	0	4.65	95.35	VALUATION BY					STANDARD								
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2016													Heated Area: 2419					HX Base Yr 2016								
Roof Structure	03	GABLE/HIP 100														Tax Group: 4					Tax Dist:								
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE					295,411								
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE					10,234								
Interior Floor	12	HARDWOOD 70														TOTAL LAND VALUE - MARKET					55,000								
Interior Floor	14	CARPET 30														TOTAL MARKET VALUE					360,645								
Air Condition	03	CENTRAL 100														SOH/AGL Deduction					142,866								
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE					217,779								
Bedrooms	4	100														TOTAL EXEMPTION VALUE					HX HB 50,000								
Bathrooms	3	100														BASE TAXABLE VALUE					167,779								
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE					360,645								
Stories	1.	1. 100	NCON VALUE					0																					
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					291,439																					
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	2,419	100	2,419	258,538																									
FGR	408	55	224	23,940																									
FOP	181	30	54	5,772																									
FSP	167	40	67	7,161																									
TOTALS		3,175	2,764	295,411																									
EXTRA FEATURES										86181 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220													
2	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2007	2007	3	89	3,129													
3	0855	CONC PAVER	0	100	24	3	72.00	SF	10.00	10.00	100	2007	2007	3	89	641													
4	0476	VF 6 SBPL	0	100	0	0	124.00	LF	32.00	32.00	100	2008	2008	3	76	3,016													
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	76	228													
TOTAL OB/XF																		10,234											
LAND DESCRIPTION																													
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	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 03/24/2021 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																													