

LOT 245
IN OR 2109/30
HICKORY VILLAGE #2 PB 7/120

WATROUS CHRISTIAN G & ROBIN L
86145 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0245-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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	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	1,778	100	1,778	181,357
FGR	426	55	234	23,868
FOP	54	30	16	1,632
FOP	237	30	71	7,242

TOTALS	2,495		2,099	214,099
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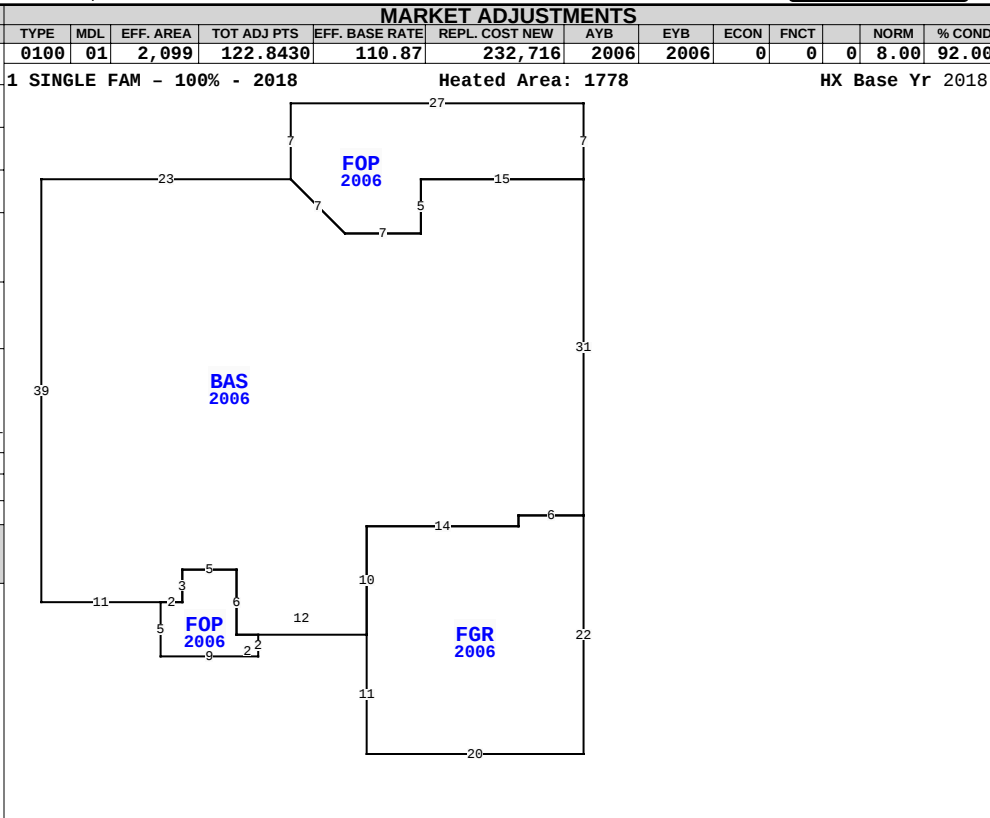
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES

1	0855	CONC PAVER	0	100	0	0		108.00	SF 10.00
2	0811	CONCRETE B	0	100	0	0		660.00	SF 5.20
3	0470	VNYL GATE	0	100	0	0		1.00	UT 300.00
4	0476	VF 6 SBPL	0	100	0	0		184.00	LF 32.00

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	09/18/2018	BY	SBX
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86145 SAND HICKORY TRL, YULEE

TOTAL OB/XF									
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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							

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	214,099
TOTAL MARKET OB/XF VALUE	8,549
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	277,648
SOH/AGL Deduction	93,159
ASSESSED VALUE	184,489
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	134,489
TOTAL JUST VALUE	277,648
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11437	TANKS/BLRS	0	04/01/2006
C16792	CO ISSUED	0	12/01/2005
B0516792	NEW CONSTR	134,092	12/01/2005
B0516681	FOUNDATION	3,500	11/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2109/0030	3/29/2017	WD Q	I	02		206,000			
GRANTOR: PALMER BENJAMIN H & M									
GRANTEE: WATROUS CHRISTIAN G									
1891/1295	11/15/2013	WD Q	I	02		160,000			
GRANTOR: FEDERAL HOME LOAN MOR									
GRANTEE: PALMER BENJAMIN H									

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2006] W27 S7 BAS=[YR=2006] W23 S39 E11 FOP=[YR=2006] S5 E9 N2 W2 N6 W5 S3 W2\$ E2 N3 E5 S6 E12 FGR=[YR=2006] S11 E20 N22 W6 S1 W14 S10\$ N10 E14 N1 E6 N31 W15 S5 W7 L5 U5 \$ D5 R5 E7 N5 E15 N7\$.									