LOT 246
HICKORY VILLAGE #2 PB 7/120

SCHAFFNER MARGIE EST/SCHAFFNER MARVIN EST
C/O MARY E SCHAFFNER, 13325 STATION RAIL WAY APT 2
LOUISVILLE, KY 40243

2023

42-2N-27-435H-0246-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

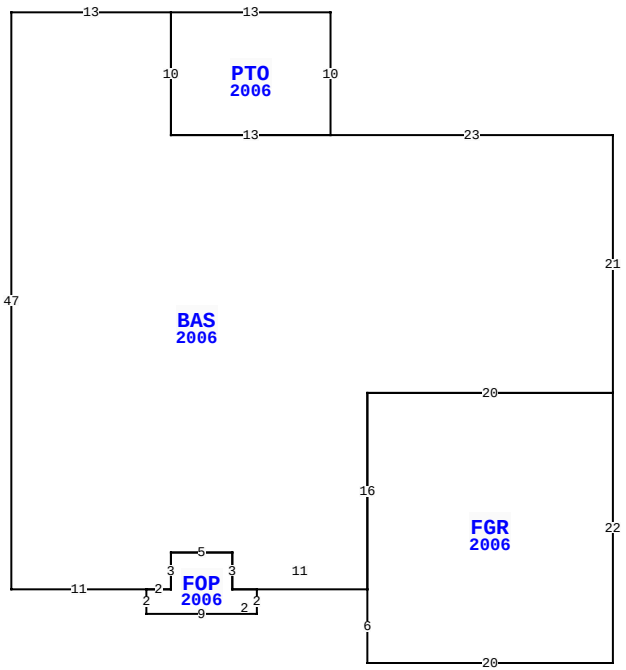
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	167,359
FGR	440	55	242	25,187
FOP	33	30	10	1,041
PTO	130	5	6	624
TOTALS	2,211		1,866	194,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,866	124.8716	112.70	210,298	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 0 Heated Area: 1608 HX Base Yr



86139 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	194,210
TOTAL MARKET OB/XF VALUE	6,642
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	255,852
SOH/AGL Deduction	23,794
ASSESSED VALUE	232,058
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,058
TOTAL JUST VALUE	255,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0515976	CO ISSUED	0	04/01/2005
B0515976	NEW CONSTR	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/1978	8/10/2021	FJ	U	I	11	0
GRANTOR: HATFIELD GEORGE EST						
GRANTEE: SCHAFFNER MARGIE ES						
1406/0639	4/24/2006	WD	Q	I		212,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: HATFIELD GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 PTO=[YR=2006] N10 W13 S10 E13$ W13 N10 W13 S47 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2006] S6 E20 N22 W20 S16$ N16 E20 N21$.

EXTRA FEATURES

LN	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	0	0	0	658.00	SF	5.20	5.20	100	2006	2006	3	88	3,011	
2	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	88	446	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 6,642

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		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