

LOT 3  
IN OR 1366/1093  
HICKORY VILLAGE #1 PB 6/369

CLARK SUSAN A  
86494 SAND HICKORY TRAIL  
YULEE, FL 32097

2024

42-2N-27-435H-0003-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 70   |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 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 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4047.00 |
|------------------|---------|

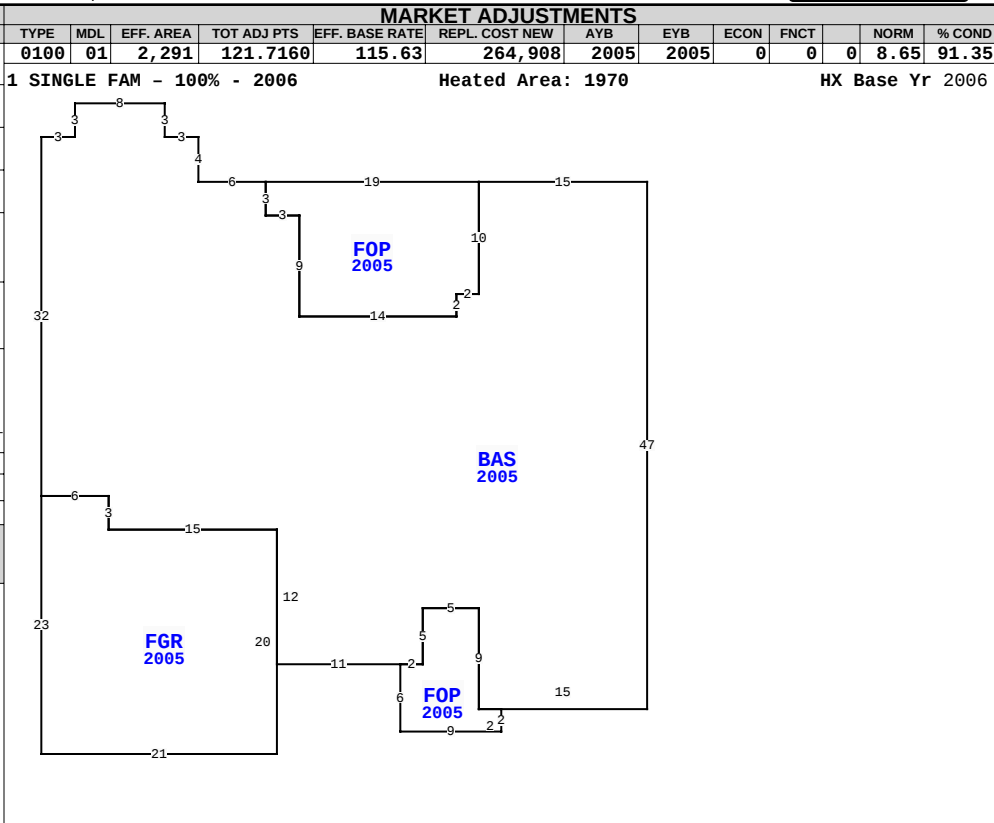
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,970            | 100         | 1,970        | 208,087              |
| FGR       | 438              | 55          | 241          | 25,457               |
| FOP       | 71               | 30          | 21           | 2,218                |
| FOP       | 197              | 30          | 59           | 6,232                |
| TOTALS    | 2,676            |             | 2,291        | 241,993              |

|                |  |
|----------------|--|
| EXTRA FEATURES |  |
|----------------|--|

| 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   | 0476       | VF 6 SBPL   | 0 100   | 0 | 0 | 100.00 | LF | 32.00  | 32.00          | 100       | 2005    | 2005        | 3 | 66     | 2,112           |       |
| 2   | 0470       | VNVL GATE   | 0 100   | 0 | 0 | 1.00   | UT | 300.00 | 300.00         | 100       | 2005    | 2005        | 3 | 66     | 198             |       |
| 3   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 98.00  | SF | 10.00  | 10.00          | 100       | 2005    | 2005        | 3 | 86     | 843             |       |
| 4   | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 688.00 | SF | 5.20   | 5.20           | 100       | 2005    | 2005        | 3 | 86     | 3,077           |       |

|                  |  |
|------------------|--|
| 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 | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 55,000.00  | 55,000.00      | 55,000     |                             |      |         |      |     |    |        |



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

86494 SAND HICKORY TRL, YULEE

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              | STANDARD  |             |   |
| Tax Group: 4              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 241,993     |   |
| TOTAL MARKET OB/XF VALUE  |           | 6,230       |   |
| TOTAL LAND VALUE - MARKET |           | 55,000      |   |
| TOTAL MARKET VALUE        |           | 303,223     |   |
| SOH/AGL Deduction         |           | 140,295     |   |
| ASSESSED VALUE            |           | 162,928     |   |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000      |   |
| BASE TAXABLE VALUE        |           | 112,928     |   |
| TOTAL JUST VALUE          |           | 303,223     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 292,536     |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| E14588     | ELEC OTHER  | 2,000 | 03/01/2005 |
| M09329     | MECH OTHER  | 0     | 02/01/2005 |
| B13311     | NEW CONSTR  | 0     | 12/31/2004 |
| B0413214   | FOUNDATION  | 3,500 | 07/01/2004 |

| SALES DATA                     |            |              |        |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>/ | U<br>/ | V<br>/ | RSN<br>CD | SALE<br>PRICE |
| 1366/1093                      | 11/14/2005 | WD           | Q      |        | I      |           | 201,100       |
| GRANTOR: COPPENBARGER HOMES    |            |              |        |        |        |           |               |
| GRANTEE: CLARK SUSAN A         |            |              |        |        |        |           |               |
| 1229/1724                      | 5/12/2004  | WD           | U      |        | V      | 19        | 132,000       |
| GRANTOR: MARSH CREEK DEVELOPME |            |              |        |        |        |           |               |
| GRANTEE: COPPENBARGER HOMES    |            |              |        |        |        |           |               |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=2005] W15 FOP=[YR=2005] W19 S3E3 S9 E14 N2 E2 N10\$ S10 W2 S2 W14 N9 W3 N3 W6 N4 W3 N3 W8 S3 W3 S32 FGR=[YR=2005] S23 E21 N20 W15 N3 W6\$ E6 S3 E15 S12 E11 FOP=[YR=2005] S6 E9 N2 W2 N9 W5 S5 W2\$ E2 N5 E5 S9 E15 N47\$. |  |