

LOT 11
IN OR 2189/231
HICKORY VILLAGE #3 PB 6/372

DOAN DANA L/BOONE JENNIFER E
86438 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0011-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 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	07 CORK/VTILE 100
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	1,609	100	1,609	176,222
FGR	436	55	240	26,286
FOP	54	30	16	1,752
FSP	218	40	87	9,529
TOTALS	2,317		1,952	213,788

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	28	3	84.00	SF	10.00	10.00	100	2006
2	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	5.20	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,952	122.8430	116.70	227,798	2006	2010	0	0	6.15	93.85
1 SINGLE FAM - 100% - 2019 Heated Area: 1609 HX Base Yr 2019											

86438 SAND HICKORY TRL, YULEE											
BLD DATE				03/14/2023				NW			
XF DATE								LGL DATE			
INC DATE								LAND DATE			
								AG DATE			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										213,788	
TOTAL MARKET OB/XF VALUE										3,789	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										272,577	
SOH/AGL Deduction										91,293	
ASSESSED VALUE										181,284	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										131,284	
TOTAL JUST VALUE										272,577	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										263,022	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14874	NEW CONSTR	123,753	02/07/2006
M0509953	H/AC	0	06/01/2005
E14721	ELEC OTHER	2,000	04/01/2005
P09193	OTHER	0	03/01/2005
R07404	REPAIR/RRF	3,500	03/01/2005
B14759	FOUNDATION	3,500	03/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2189/0231	4/06/2018	WD	Q	I	01	209,900			
GRANTOR: MATTHEWS ROSEMARY B									
GRANTEE: DOAN DANA L & JENNI									
1848/0735	3/29/2013	WD	Q	I	02	148,000			
GRANTOR: HARSHFIELD ROGER A &									
GRANTEE: MATTHEWS ROSEMARY B									

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2006] W26 S7 BAS=[YR=2006] W24 S36 E11 FOP=[YR=2006] S5 E9 N2 W2 N6 W5 S3 W2\$ E2 N3 E5 S6 E12 FGR=[YR=2006] S10 E20 N22 W6 S1 W4 N1 W10 S12\$ N12 E10 S1 E4 N1 E6 N27 W15 S4 W7 U4 L4 \$ R4 D4 E7 N4 E15 N7\$.											