

LOT 20
IN OR 2296/1434
HICKORY VILLAGE #3 PB 6/372

CHRISTIANSSEN BRETT M & KRISTIE
86382 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0020-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	3,069	100	3,069	307,075
FGR	436	55	240	24,013
FOP	80	30	24	2,401
FSP	207	40	83	8,304
TOTALS	3,792		3,416	341,794

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,416	116.3800	110.56	377,673	2004	2004	0	0	0	9.50	90.50
1 SINGLE FAM - 100% - 2020 Heated Area: 3069 HX Base Yr 2020												
86382 SAND HICKORY TRL, YULEE												

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		341,794	
TOTAL MARKET OB/XF VALUE		6,465	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		403,259	
SOH/AGL Deduction		148,892	
ASSESSED VALUE		254,367	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		204,367	
TOTAL JUST VALUE		403,259	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,073	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412147	NEW CONSTR	192,680	01/30/2004
R045730	REPAIR/RRF	1,500	01/30/2004
E0412330	NEW CONSTR	2,000	01/30/2004
M047861	H/AC	0	01/30/2004
P047493	NEW CONSTR	0	01/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2296/1434	8/08/2019	WD Q	Q	I	01	262,000
GRANTOR: KIRK LATH Q & MARIA						
GRANTEE: CHRISTIANSSEN BRETT						
1235/1257	6/04/2004	WD Q	Q	I		214,500
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: KIRK LATH Q						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W14 FSP=[YR=2012] N9 W23 S9 E23\$ W32 D3 L3 S70 E13 N6 FOP=[YR=2004] E10 N8 W10 S8\$ N8 E17 FGR=[YR=2004] S3 D2 L1 S17 E20 N22 W19\$ E19 N59\$.									

LAND DESCRIPTION										TOTAL OB/XF										6,465									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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												