LOT 23
IN OR 1468/1995
HICKORY VILLAGE #4 PB 7/122

THOMPSON JOHN W & NADINE A
86360 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0023-0000

BUILDING CHARACTERISTICS

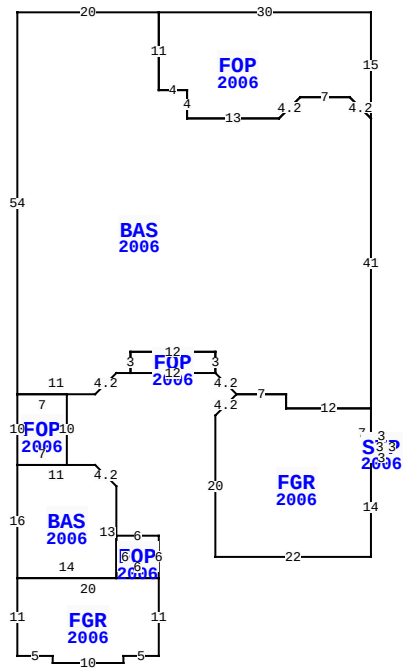
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	220	100	220	22,666
BAS	2,233	100	2,233	230,062
FGR	230	55	126	12,981
FGR	478	55	263	27,097
FOP	36	30	11	1,133
FOP	36	30	11	1,133
FOP	70	30	21	2,164
FOP	404	30	121	12,467
STP	9	10	1	103
TOTALS	3,716		3,007	309,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,007	118.0728	112.17	337,295	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2008 Heated Area: 2453 HX Base Yr 2008



86360 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	01/26/2007	JM	LAND DATE	01/26/2007 JM
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,805
TOTAL MARKET OB/XF VALUE		4,543
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		369,348
SOH/AGL Deduction		171,174
ASSESSED VALUE		198,174
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,174
TOTAL JUST VALUE		369,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17792	ELEC OTHER	2,000	08/01/2006
C17329	CO ISSUED	190,039	06/01/2006
M0611642	H/AC	0	06/01/2006
B17329	NEW CONSTR	190,039	06/01/2006
P11069	OTHER	0	05/01/2006
R09033	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1995	1/02/2007	WD	U	I	21	296,300
GRANTOR: COPPENBARGER HOMES						
GRANTEE: THOMPSON JOHN W & N						
1341/1627	8/15/2005	WD	U	V	19	2,400,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	99.00	SF	10.00	10.00	100	2006	2006	3	87	861	
2	0812	CONCRETE C	0	100	0	0	1,058.00	SF	4.00	4.00	100	2006	2006	3	87	3,682	

BUILDING DIMENSIONS

FOP=[YR=2006] N15W30 S11 E4 S4 E13 R3 U3 E7 D3 R3 $
BAS=[YR=2006] L3 U3 W7 D3 L3 W13 N4 W4 N11 W20 S54
FOP=[YR=2006] S10 BAS=[YR=2006] S16 FGR=[YR=2006] S11 E5 S1
E10 N1 E5 N11 FOP=[YR=2006] N6 W6 S6 E6$ W20$ E14 N13 U3 L3
W11$ E7 N10 W7$ E11 R3 U3 E2 FOP=[YR=2006] E12 N3 W12 S3$
N3 E12 S3 R3 D3 FGR=[YR=2006] D3 L3 S20 E22 N14
STP=[YR=2006] E3 N3 W3 S3$ N7 W12 N2 W7$ E7 S2 E12 N41$.

LAND DESCRIPTION

TOTAL OB/XF 4,543

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS