LOT 27
IN OR 2176/1934
HICKORY VILLAGE #4 PB 7/122

SPEDALIERE CARMINE A
86652 COMMODORE POINT DR
YULEE, FL 32097

2024

42-2N-27-435H-0027-0000

BUILDING CHARACTERISTICS

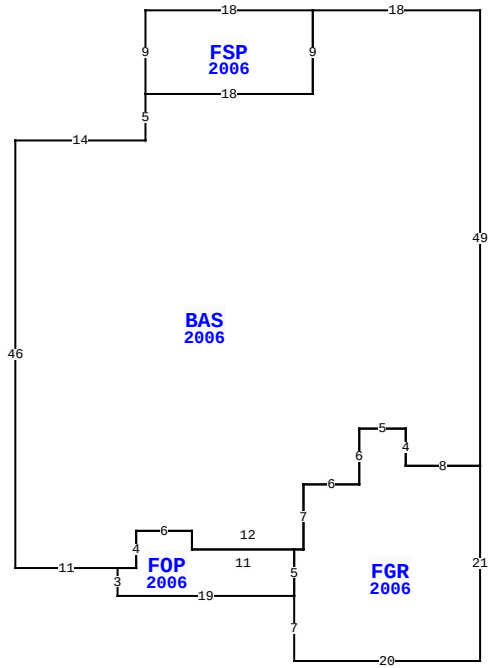
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,377	100	2,377	257,754
FGR	419	55	230	24,940
FOP	103	30	31	3,362
FSP	162	40	65	7,048
TOTALS	3,061		2,703	293,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,703	124.7520	118.51	320,333	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 2377 HX Base Yr



BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE	03/20/2007 JM	LAND DATE	03/20/2007 JM
INC DATE		AG DATE	

86332 SAND HICKORY TRL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	293,105
TOTAL MARKET OB/XF VALUE	9,974
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	358,079
SOH/AGL Deduction	35,423
ASSESSED VALUE	322,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,656
TOTAL JUST VALUE	358,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17706	ELEC OTHER	2,000	07/01/2006
M0611689	H/AC	0	06/01/2006
P11062	OTHER	0	05/01/2006
C17452	CO ISSUED	173,982	03/01/2006
B17452	NEW CONSTR	173,982	03/01/2006
R09100	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2176/1934	2/12/2018	WD	Q	I	01	234,000
GRANTOR: DENNIS WILLIAM A						
GRANTEE: SPEDALIERE CARMINE						
1762/1241	9/09/2011	QC	U	I	11	100
GRANTOR: DENNIS STACY						
GRANTEE: DENNIS WILLIAM A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FSP=[YR=2006] W18 S9 E18 N9$ S9 W18 S5 W14S46 E11 FOP=[YR=2006]S3 E19 FGR=[YR=2006] S7 E20 N21 W8 N4 W5 S6 W6 S7 W1 S5$ N5 W11 N2 W6 S4 W2$ E2 N4 E6 S2 E12 N7 E6 N6 E5 S4 E8 N49$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0855	CONC PAVER	0	0	0	0	72.00	SF	10.00	10.00	100	2006	2006	3	87	626	
3	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	100	2006	2006	3	87	2,986	
4	0476	VF 6 SBPL	0	0	0	0	176.00	LF	32.00	32.00	100	2011	2011	3	81	4,562	

LAND DESCRIPTION

TOTAL OB/XF 9,974

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		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