LOT 73
HICKORY VILLAGE #1 PB 6/369

**MARSH ARNDRE R & CHERYL D**
86028 SAND HICKORY TRL
YULEE, FL 32097

**2024**

**42-2N-27-435H-0073-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

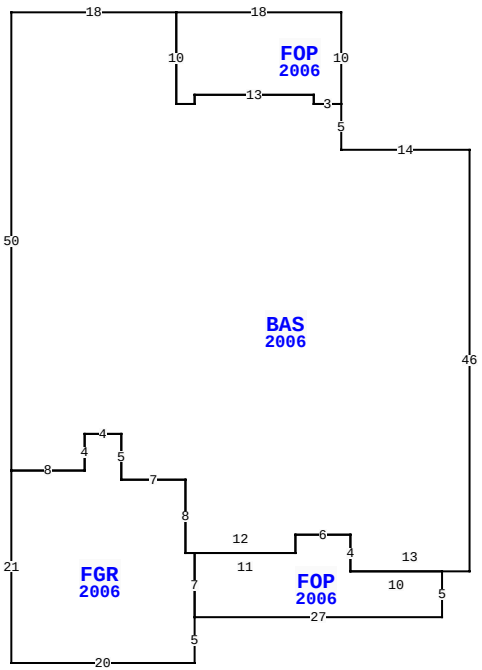
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 2,407 | 100 | 2,407 | 252,742 |
| FGR | 420 | 55 | 231 | 24,256 |
| FOP | 167 | 30 | 50 | 5,250 |
| FOP | 181 | 30 | 54 | 5,670 |
| TOTALS | 3,175 | | 2,742 | 287,918 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,742 | 120.3360 | 114.32 | 313,465 | 2006 | 2006 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2407 HX Base Yr 2020




86028 SAND HICKORY TRL, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 287,918 |
| TOTAL MARKET OB/XF VALUE | | 29,736 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 372,654 |
| SOH/AGL Deduction | | 102,023 |
| ASSESSED VALUE | | 270,631 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 220,631 |
| TOTAL JUST VALUE | | 372,654 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 361,524 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B17703 | CARPORT | 10,718 | 05/01/2006 |
| B17593 | SWIM POOL | 25,000 | 04/01/2006 |
| M10013 | MECH OTHER | 0 | 07/01/2005 |
| E0514963 | ELEC OTHER | 2,000 | 05/01/2005 |
| P0509445 | OTHER | 0 | 05/01/2005 |
| C14982 | CO ISSUED | 175,050 | 04/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2304/1947 | 9/18/2019 | WD | Q | I | 02 | 284,900 |
| GRANTOR: WAITES CHARLES G & ME | | | | | | |
| GRANTEE: MARSH ARNDRE R & CH | | | | | | |
| 1804/1809 | 7/27/2012 | WD | Q | I | 02 | 225,000 |
| GRANTOR: MCDOUGAL ROBERTA L | | | | | | |
| GRANTEE: WAITES CHARLES GREG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W14 N5 FOP=[YR=2006] N10 W18 S10 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N10 W18 S50 FGR=[YR=2006] S21 E20 N5 FOP=[YR=2006] E27 N5 W10 N4 W6 S2 W11 S7$ N7 W1 N8 W7 N5 W4 S4 W8$ E8 N4 E4 S5 E7 S8 E12 N2 E6 S4 E13 N46$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 90 | 3,150 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 918.00 | SF | 17.50 | 17.50 | 100 | 2006 | 2006 | 3 | 27 | 4,338 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 288.00 | SF | 85.00 | 85.00 | 100 | 2006 | 2006 | 3 | 44 | 10,771 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 978.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 87 | 8,509 | |
| 5 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 656.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 87 | 2,968 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,736

| 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