

LOT 81
IN OR 1454/1189
HICKORY VILLAGE #1 PB 6/369

HOLLERICH BRANDI L
86039 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0081-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
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
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NEIGHBORHOOD/LOC	4047.00
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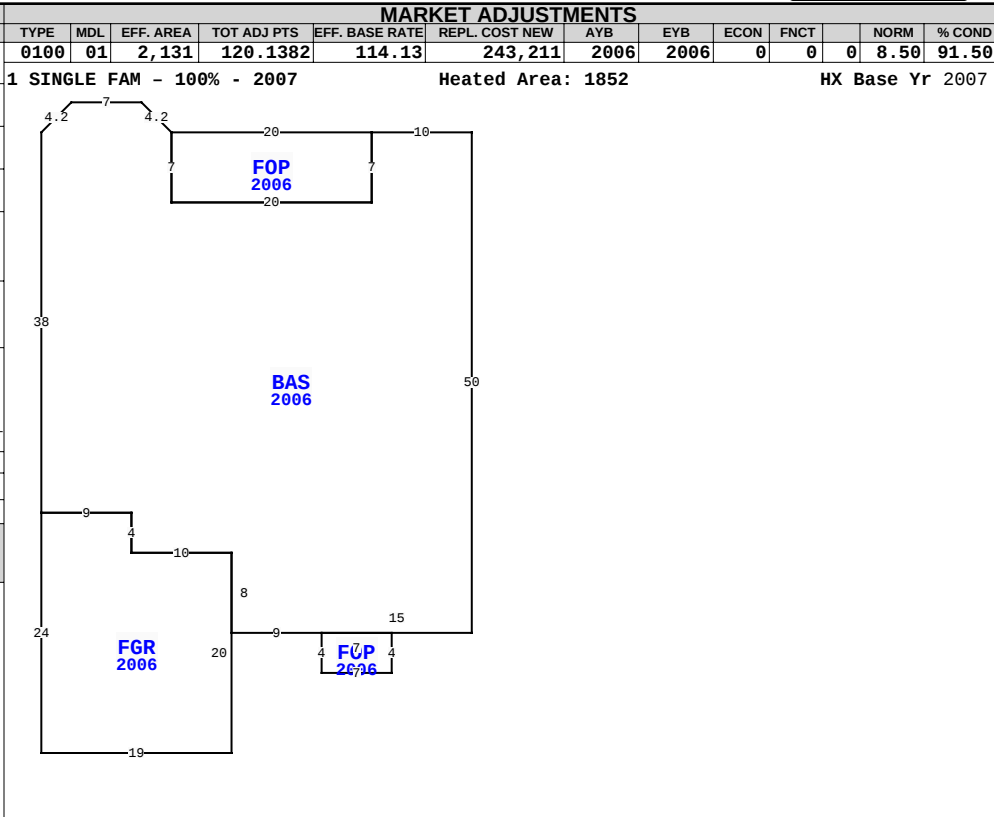
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100	1,852	193,403
FGR	416	55	229	23,914
FOP	28	30	8	835
FOP	140	30	42	4,386

TOTALS	2,436	2,131	222,538
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	
3	0811	CONCRETE B	0 100	0	0	688.00	SF	5.20	

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

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
6,889									

TOTAL OB/XF									
6,889									

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			222,538
TOTAL MARKET OB/XF VALUE			6,889
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			284,427
SOH/AGL Deduction			125,185
ASSESSED VALUE			159,242
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			109,242
TOTAL JUST VALUE			284,427
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11188	MECH OTHER	0	03/01/2006
C16438	CO ISSUED	140,888	01/01/2006
P10560	OTHER	0	01/01/2006
B16438	NEW CONSTR	140,888	01/01/2006
E16093	ELEC OTHER	2,000	11/01/2005
B16352	FOUNDATION	3,500	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1454/1189	10/25/2006	WD Q	I		
GRANTOR: COPPENBARGER HOMES					
GRANTEE: HOLLEICH BRANDI L					
1351/1004	9/21/2005	WD U	V	19	
GRANTOR: MARSH CREEK DEVELOPME					
GRANTEE: COPPENBARGER HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W10 FOP=[YR=2006] W20 S7 E20 N7\$ S7 W20 N7 L3 U3 W7 D3 L3 S38 FGR=[YR=2006] S24 E19 N20 W10 N4 W9\$ E9 S4 E10 S8 E9 FOP=[YR=2006] S4 E7 N4 W7\$ E15 N50\$.									