

LOT 93
IN OR 1240/497
HICKORY VILLAGE #3 PB 6/372

MORIARTY RANDY J & KIMBERLY R
86453 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0093-0000



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	12	MODULAR MT 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	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

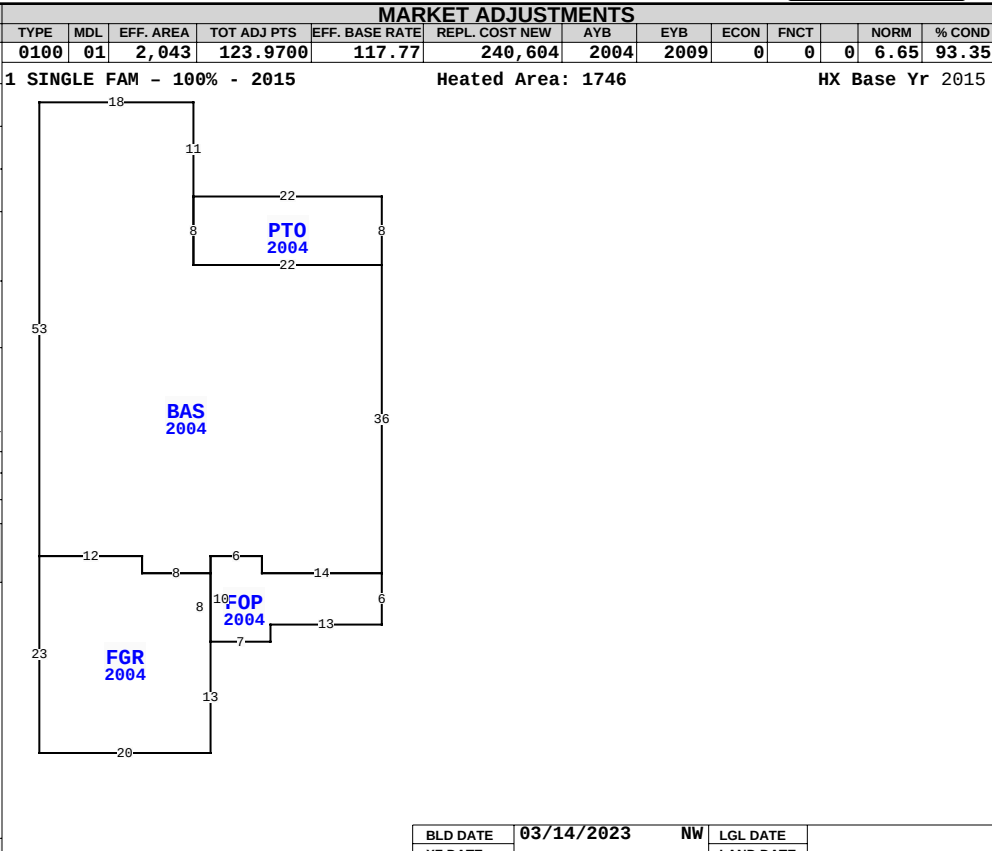
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1,746	191,952
FGR	444	55	244	26,825
FOP	146	30	44	4,837
PTO	176	5	9	990
TOTALS	2,512		2,043	224,604

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0	684.00	SF	5.20	5.20	100	2004
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004

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



86453 SAND HICKORY TRL, YULEE	BLD DATE	03/14/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF												
6,068												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		224,604	
TOTAL MARKET OB/XF VALUE		6,068	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		285,672	
SOH/AGL Deduction		121,596	
ASSESSED VALUE		164,076	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		114,076	
TOTAL JUST VALUE		285,672	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,688	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009334	MTL ROOF	15,000	10/06/2020
B0311768	FOUNDATION	3,500	10/01/2003
B0311855	NEW CONSTR	180,000	10/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1240/0497	6/23/2004	WD	Q	I	
GRANTOR: COPPENBARGER HOMES IN					SALE PRICE
GRANTEE: MORIARTY RANDY J &					
1174/1066	9/23/2003	WD	U	V	19
GRANTOR: MARSH CREEK DEVELOPME					66,000
GRANTEE: COPPENBARGER HOMES					

BUILDING NOTES												
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BUILDING DIMENSIONS												
PTO=[YR=2004] W22 BAS=[YR=2004] N11 W18 S53 FGR=[YR=2004] S23 E20 N13 FOP=[YR=2004] E7 N2 E13 N6 W14 N2 W6 S10\$ N8 W8 N2 W12\$ E12 S2 E8 N2 E6 S2 E14 N36 W22 N8\$ S8 E22 N8\$.												