

LOT 215
IN OR 1779/1521
HICKORY VILLAGE #3 PB 6/372

PARKER STEPHEN R & CATHERINE T
86389 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0215-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE 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	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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		

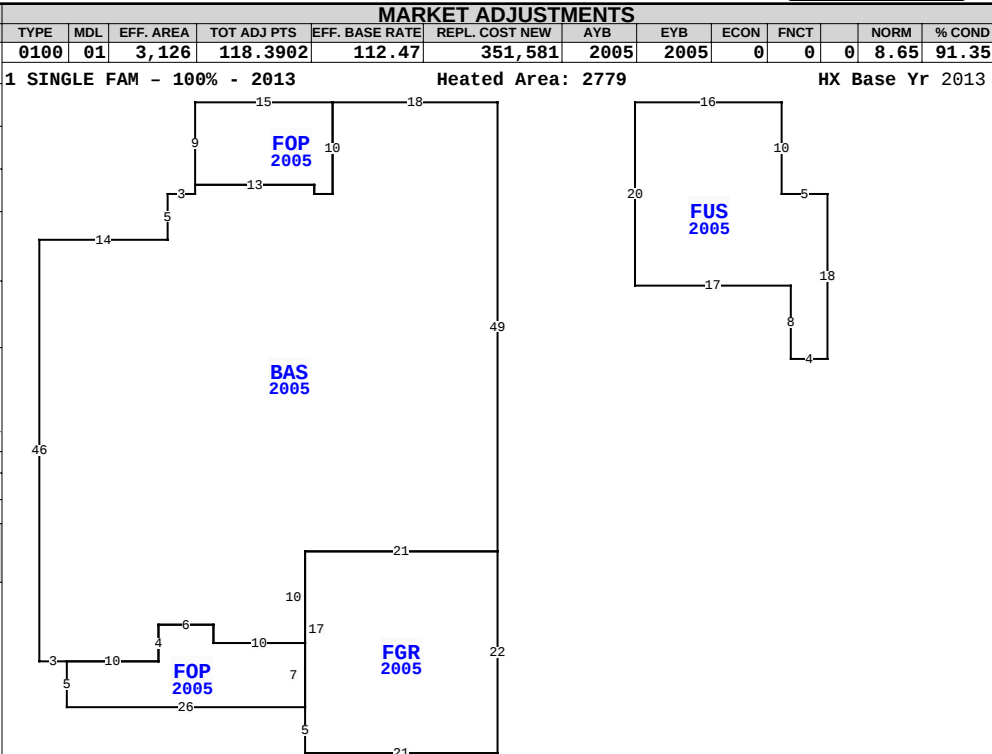
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,377	100	2,377	244,216
FGR	462	55	254	26,096
FOP	137	30	41	4,212
FOP	174	30	52	5,342
FUS	402	100	402	41,302

TOTALS	3,552		3,126	321,169
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	23	4	92.00	SF	7.00
3	0811	CONCRETE B	0	100	0	0	664.00	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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86389 SAND HICKORY TRL, YULEE

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

TOTAL OB/XF									
5,303									

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									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					321,169				
TOTAL MARKET OB/XF VALUE					5,303				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					381,472				
SOH/AGL Deduction					180,940				
ASSESSED VALUE					200,532				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					150,532				
TOTAL JUST VALUE					381,472				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					367,155				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09330	MECH OTHER	0	02/01/2005
E0514282	ELEC OTHER	2,000	02/01/2005
P0408807	OTHER	0	12/01/2004
B0413623	NEW CONSTR	196,508	09/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1779/1521	2/16/2012	WD	Q	I	01	168,000	
GRANTOR: CROUCH JESTON & JOCEL							
GRANTEE: PARKER STEPHEN R &							
1377/1537	12/30/2005	WD	Q	I		294,700	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: CROUCH JESTON & JOC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W18 FOP=[YR=2005] W15 S9 E13 S1 E2 N10\$ S10 W2 N1 W13 S1 W3 S5 W14 S46 E3 FOP=[YR=2005] S5 E26 FGR=[YR=2005] S5 E21 N22 W21 S17\$ N7 W10 N2 W6 S4 W10\$ E10 N4 E6 S2 E10 N10 E21 N49\$ PTR=E15 FUS=[YR=2005] E16 S10 E5 S18 W4 N8 W17 N20\$ W15\$.									