LOT 216
HICKORY VILLAGE #3 PB 6/372

LEMAY MATTHEW RYAN & CALIA NATANYA
86381 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0216-0000

BUILDING CHARACTERISTICS

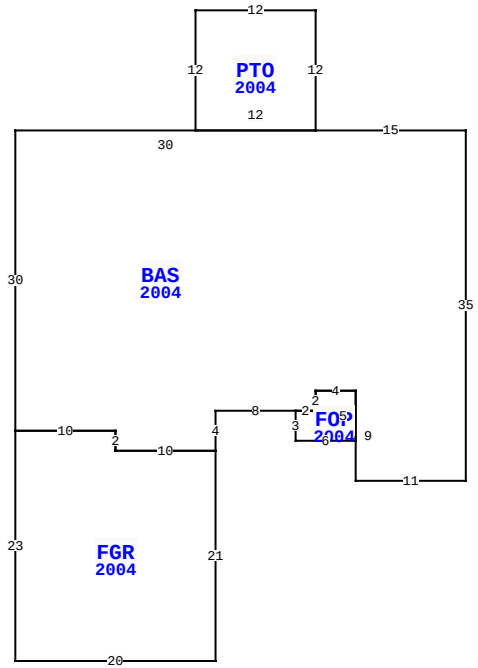
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,389	100	1,389	160,313
FGR	440	55	242	27,931
FOP	26	30	8	923
PTO	144	5	7	808
TOTALS	1,999		1,646	189,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,646	133.7220	127.04	209,108	2004	2004	0	0	0	9.15	90.85

1 SINGLE FAM – 0% - 0 Heated Area: 1389 HX Base Yr



86381 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	189,975
TOTAL MARKET OB/XF VALUE	3,438
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	248,413
SOH/AGL Deduction	24,614
ASSESSED VALUE	223,799
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,799
TOTAL JUST VALUE	248,413
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412192	NEW CONSTR	136,000	01/01/2004
R045764	REPAIR/RRF	1,500	01/01/2004
P047532	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/0179	10/06/2020	WD	Q	I	01	222,500
GRANTOR: PARRISH MARY K & CHRI						
GRANTEE: LEMAY MATTHEW RYAN						
2301/0693	8/23/2019	WD	Q	I	01	205,000
GRANTOR: BRYAN WILLIAM E & CHR						
GRANTEE: PARRISH MARY K & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 PTO=[YR=2004] N12 W12 S12 E12$ W30 S30
FGR=[YR=2004] S23 E20 N21 W10 N2 W10$ E10 S2 E10 N4 E8
FOP=[YR=2004] S3 E6 N5 W4 S2 W2$ E2 N2 E4 S9 E11 N35$.

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	0811	CONCRETE B	0	0	0	0	787.00	SF	5.20	5.20	100	2004	2004	3	84	3,438	

LAND DESCRIPTION

TOTAL OB/XF 3,438

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