

LOT 217
IN OR 1537/520
HICKORY VILLAGE #4 PB 7/122

MCCANN WILLIAM D & TRACIE M
86373 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0217-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 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	1,724	100	1,724	186,660
FGR	469	55	258	27,934
FOP	126	30	38	4,114
UOP	140	20	28	3,032

TOTALS 2,459 2,048 221,740

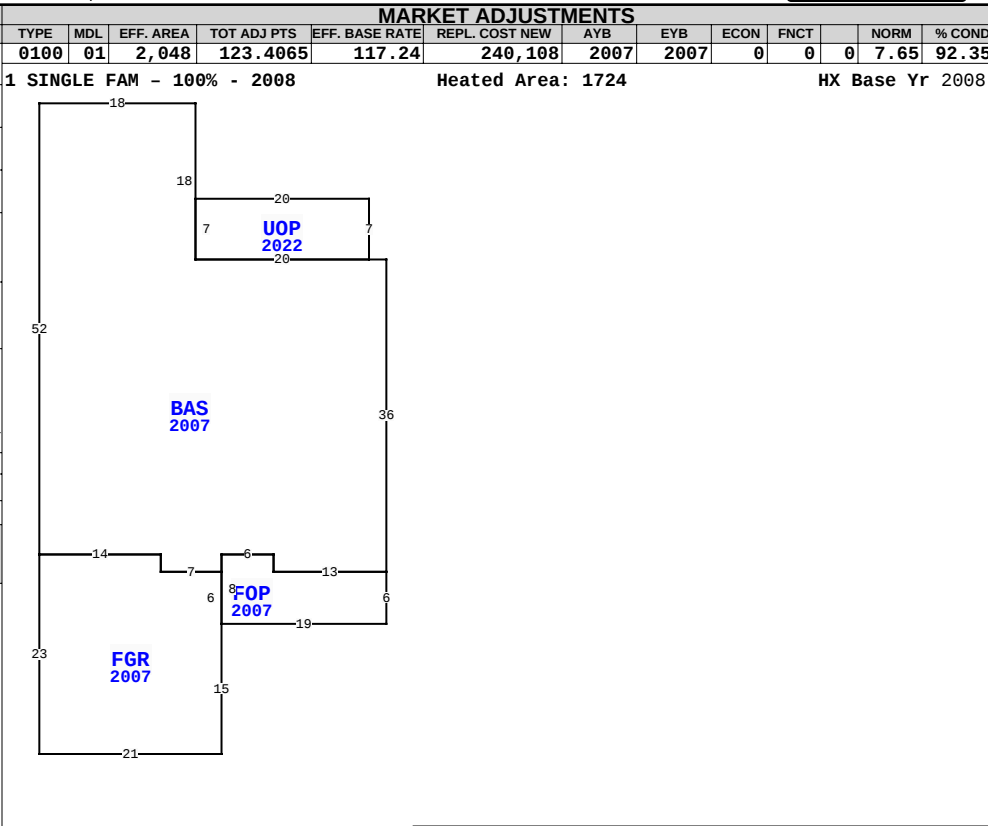
EXTRA FEATURES

L N	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	100	0	0	648.00	SF	5.20	5.20	100	2007	2007	3	88	2,965	
2	0855	CONC PAVER	0	100	23	3	69.00	SF	10.00	10.00	100	2007	2007	3	88	607	
3	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00	85.00	100	2022	2022	3	98	21,991	
4	0911	SCRN RM A	0	100	0	0	975.00	SF	17.50	17.50	100	2022	2022	3	97	16,551	
5	0855	CONC PAVER	0	100	0	0	861.00	SF	10.00	10.00	100	2022	2022	3	100	8,610	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	

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	% 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 04/06/2022 BY DJ



86373 SAND HICKORY TRL, YULEE

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

TOTAL OB/XF 52,664

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		221,740
TOTAL MARKET OB/XF VALUE		52,664
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		329,404
SOH/AGL Deduction		113,318
ASSESSED VALUE		216,086
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,086
TOTAL JUST VALUE		329,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009313	ADDITION	24,999	09/29/2021
21003554	SWIM POOL	30,000	03/24/2021
20011424	SOLAR PANELS	31,589	11/19/2020
M13111	MECH OTHER	0	07/01/2007
E19485	ELEC OTHER	2,000	06/01/2007
P12318	OTHER	0	04/01/2007

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
1537/0520	11/26/2007	WD Q	I
GRANTOR: COPPENBARGER HOMES			
GRANTEE: MCCANN WILLIAM D &			
1341/1627	8/15/2005	WD U	V 19
GRANTOR: MARSH CREEK DEVELOPME			
GRANTEE: COPPENBARGER HOMES			

OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD	SALE PRICE
1537/0520	11/26/2007	WD Q	I	182,500

GRANTOR: COPPENBARGER HOMES
GRANTEE: MCCANN WILLIAM D &
1341/1627 8/15/2005 WD U V 19 2,400,000
GRANTOR: MARSH CREEK DEVELOPME
GRANTEE: COPPENBARGER HOMES

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2007] W2 UOP=[YR=2022] N7 W20 S7 E20\$ W20 N18 W18
S52 FGR=[YR=2007] S23 E21 N15 FOP=[YR=2007] E19 N6 W13 N2
W6 S8\$ N6 W7 N2 W14\$ E14 S2 E7 N2 E6 S2 E13 N36\$.

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