

LOT 225
IN OR 1481/224
HICKORY VILLAGE #4 PB 7/122

WALKER JOANNA & JASON R
86317 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0225-0000



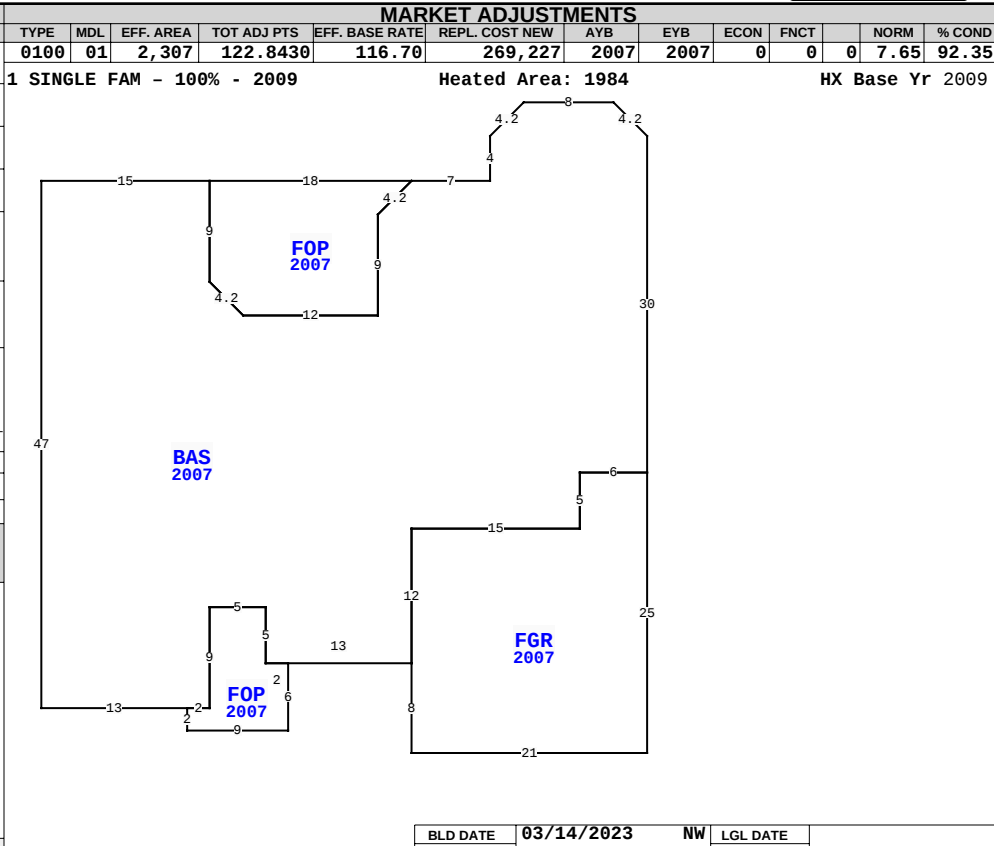
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,984	100	1,984	213,821
FGR	450	55	248	26,728
FOP	71	30	21	2,263
FOP	180	30	54	5,820
TOTALS	2,685		2,307	248,631

EXTRA FEATURES											
L N	OB/XF	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	855.00	SF	10.00	10.00	100	2007
2	0811	CONCRETE B	0 100	0	0	648.00	SF	5.20	5.20	100	2007

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



86317 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		248,631	
TOTAL MARKET OB/XF VALUE		10,489	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		314,120	
SOH/AGL Deduction		131,421	
ASSESSED VALUE		182,699	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		132,699	
TOTAL JUST VALUE		314,120	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,098	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611670	H/AC	0	06/01/2006
P11067	OTHER	0	05/01/2006
C17334	CO ISSUED	0	03/01/2006
B17334	NEW CONSTR	147,661	03/01/2006
E16997	ELEC OTHER	2,000	03/01/2006
R09038	REPAIR/RRF	3,500	03/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1481/0224	2/26/2007	WD	Q	I		230,000	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: WALKER JOANNA & JAS							
1341/1627	8/15/2005	WD	U	V	19	2,400,000	
GRANTOR: MARSH CREEK DEVELOPME							
GRANTEE: COPPENBARGER HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007]	U3	L3	W8	L3	D3	S4	W7	FOP=[YR=2007]	W18	S9	
R3	D3	E12	N9	R3	U3	\$	D3	L3	S9	W12	U3
FOP=[YR=2007]	S2	E9	N6	W2	N5	W5	S9	W2\$	E2	N9	E5
FGR=[YR=2007]	S8	E21	N25	W6	S5	W15	S12\$	N12	E15	N5	E6