

LOT 238
IN OR 1439/621
HICKORY VILLAGE #2 PB 7/120

STEVENS THOMAS P & KIMBERLY J
86209 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0238-0000



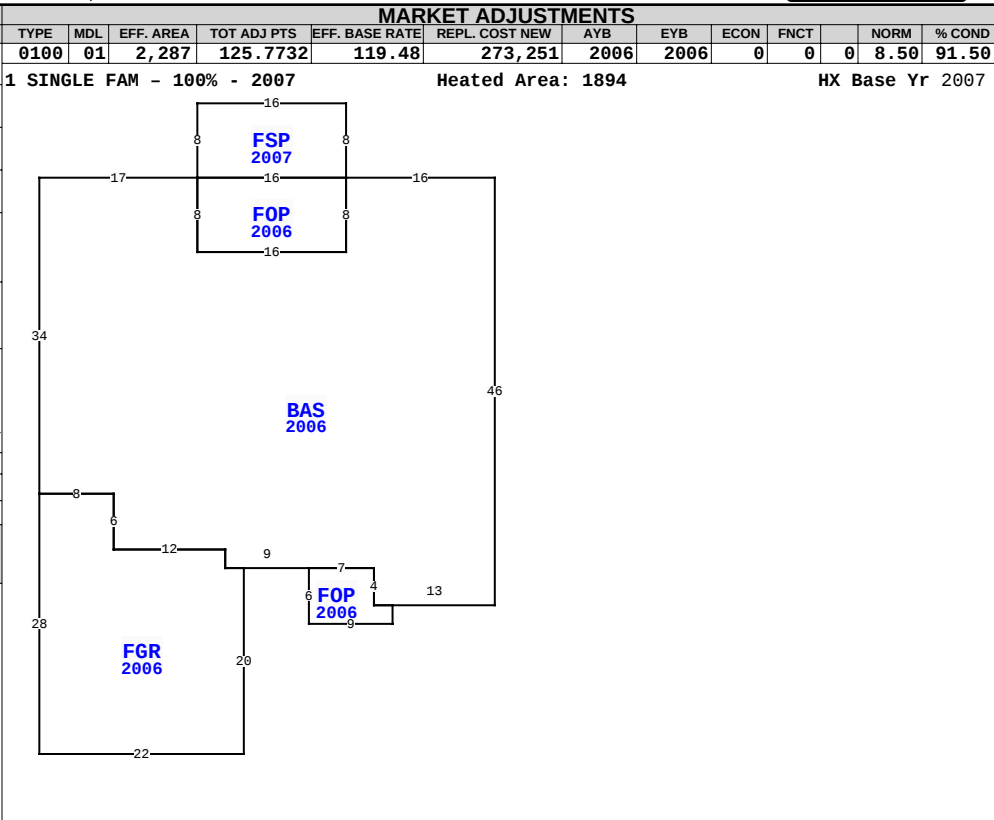
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,894	100	1,894	207,060
FGR	528	55	290	31,704
FOP	46	30	14	1,531
FOP	128	30	38	4,154
FSP	128	40	51	5,575

TOTALS	2,724		2,287	250,025
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	
2	0810	CONCRETE A	0 100	31	3	93.00	SF	6.50	
3	0471	VINYL FNC	0 100	0	0	159.00	LF	32.00	



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

TOTAL OB/XF									
86209 SAND HICKORY TRL, YULEE									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					250,025				
TOTAL MARKET OB/XF VALUE					7,095				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					312,120				
SOH/AGL Deduction					144,754				
ASSESSED VALUE					167,366				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					117,366				
TOTAL JUST VALUE					312,120				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					301,117				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009427	REPAIR/RRF	11,000	10/24/2017
B19540	ADDITION	6,380	03/01/2007
M11276	MECH OTHER	0	03/01/2006
C17137	CO ISSUED	143,362	02/01/2006
E16822	ELEC OTHER	2,000	02/01/2006
R08926	REPAIR/RRF	3,500	02/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1439/0621	8/24/2006	WD	Q	I		229,800	
GRANTOR:MATTAMY (JACKSONVILLE							
GRANTEE:STEVENS THOMAS P &							
1337/1410	8/01/2005	WD	U	V	19	2,360,000	
GRANTOR:MARSH CREEK DEVELOPME							
GRANTEE:MATTAMY (JACKSONVIL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W16 FSP=[YR=2007] N8 W16 S8 E16\$ FOP=[YR=2006] W16 S8 E16 N8\$ S8 W16 N8 W17 S34 FGR=[YR=2006] S28 E22 N20 W2 N2 W12 N6 W8\$ E8 S6 E12 S2 E9 FOP=[YR=2006] S6 E9 N2 W2 N4 W7\$ E7 S4 E13 N46\$.									

LAND DESCRIPTION										TOTAL OB/XF										7,095									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												
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