LOT 239
IN OR 1969/462
HICKORY VILLAGE #2 PB 7/120

BUI MY T
86201 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0239-0000

BUILDING CHARACTERISTICS

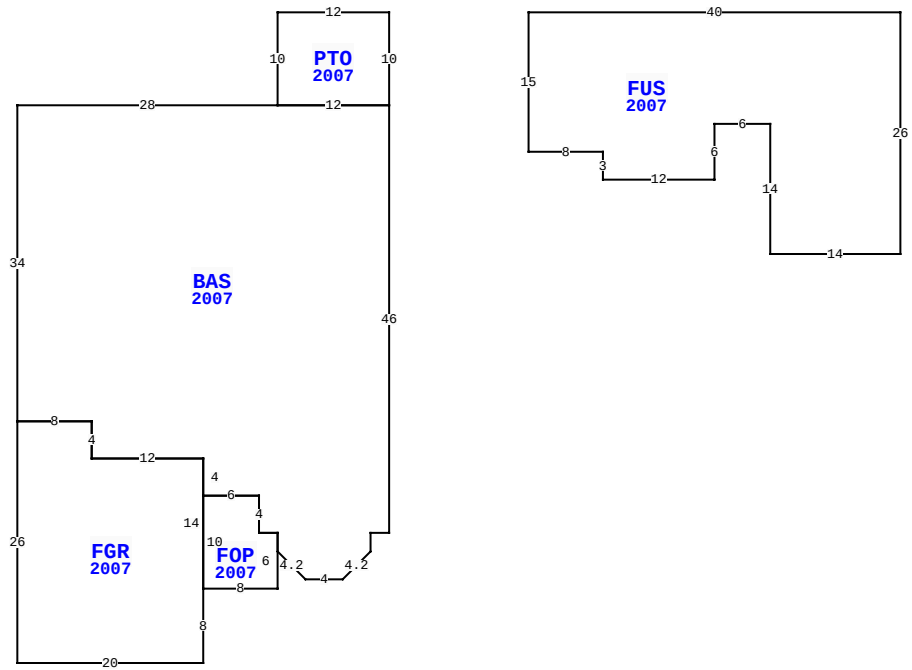
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,665	100	1,665	179,010
FGR	472	55	260	27,953
FOP	72	30	22	2,365
FUS	772	100	772	83,000
PTO	120	5	6	646
TOTALS	3,101		2,725	292,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,725	122.5440	116.42	317,244	2007	2007	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2018 Heated Area: 2437 HX Base Yr 2018



86201 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE	07/30/2007 JM	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		292,975
TOTAL MARKET OB/XF VALUE		6,661
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		354,636
SOH/AGL Deduction		117,274
ASSESSED VALUE		237,362
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,362
TOTAL JUST VALUE		354,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18914	ELEC OTHER	2,000	03/01/2007
M12740	MECH OTHER	0	03/01/2007
E18914	ELEC OTHER	2,000	03/01/2007
M12740	MECH OTHER	0	03/01/2007
P11999	OTHER	0	01/01/2007
P11999	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1969/0462	3/16/2015	QC	U	I	11	100

GRANTOR: BUI MY T & PETER Q TA
GRANTEE: BUI MY T

1562/0630	4/22/2008	WD	Q	I		217,000

GRANTOR: COPPENBARGER HOMES
GRANTEE: TA PETER Q & MY T B

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W12 S10 BAS=[YR=2007] W28 S34 FGR=[YR=2007] S26 E20 N8 FOP=[YR=2007] E8 N6 W2 N4 W6 S10$ N14 W12 N4 W8$ E8 S4 E12 S4 E6 S4 E2 S2 D3 R3 E4 R3 U3 N2 E2 N46 W12$ E12 N10$ PTR=E15 FUS=[YR=2007] E40 S26 W14 N14 W6 S6 W12 N3 W8 N15$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0855	CONC PAVER	0	100	0	0	45.00	SF	10.00	10.00	100	2007	2007	3	88	396	
3	0811	CONCRETE B	0	100	0	0	673.00	SF	5.20	5.20	100	2007	2007	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 6,661

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	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 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