

LOT 253
IN OR 1461/657
HICKORY VILLAGE #1 PB 6/369

CHERNEGA JULIANN M/HIRTHLER ANDRIELLE M
86087 SAND HICKORY TRL
YULEE, FL 32097

2024

42-2N-27-435H-0253-0000



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	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

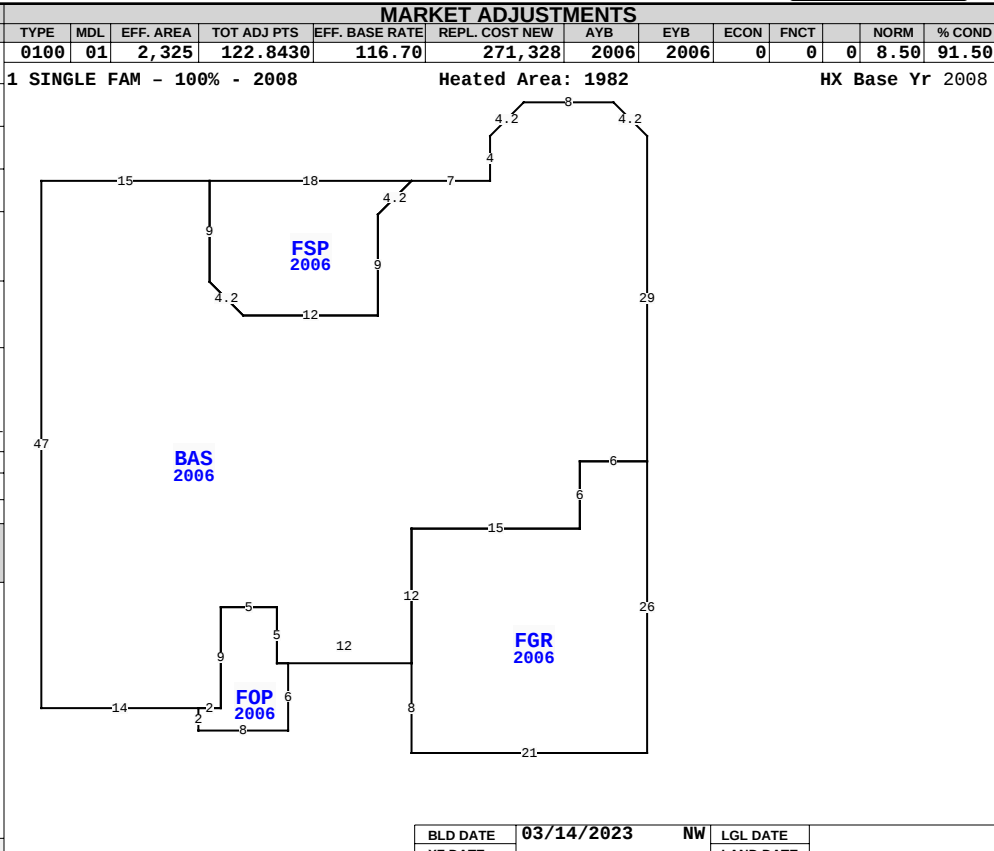
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	1,982	211,639
FGR	456	55	251	26,802
FOP	65	30	20	2,136
FSP	180	40	72	7,688
TOTALS	2,683		2,325	248,265

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	
3	0855	CONC PAVER	0	100	0	0	75.00	SF	10.00	10.00	

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

REVIEW DATE 05/12/2019 BY KBA



86087 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
6,825											

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

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						248,265					
TOTAL MARKET OB/XF VALUE						6,825					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						310,090					
SOH/AGL Deduction						144,690					
ASSESSED VALUE						165,400					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						110,400					
TOTAL JUST VALUE						310,090					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						299,053					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17676	ELEC OTHER	2,000	07/01/2006
M11435	MECH OTHER	0	04/01/2006
P10873	OTHER	0	03/01/2006
C17124	CO ISSUED	147,661	02/01/2006
R08916	REPAIR/RRF	3,500	02/01/2006
B17124	NEW CONSTR	147,661	02/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1461/0657	11/27/2006	WD	Q	I		228,300			
GRANTOR: COPPENBARGER HOMES									
GRANTEE: CHERNEGA JULIANN M									
1351/1004	9/21/2005	WD	U	V	19	281,600			
GRANTOR: MARSH CREEK DEVELOPME									
GRANTEE: COPPENBARGER HOMES									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] U3 L3 W8 D3 L3 S4 W7 FSP=[YR=2006] W18 S9 R3 D3 E12 N9 R3 U3 \$ D3 L3 S9 W12 U3 L3 N9 W15 S47 E14 FOP=[YR=2006] S2 E8 N6 W1 N5 W5 S9 W2\$ E2 N9 E5 S5 E12 FGR=[YR=2006] S8 E21 N26 W6 S6 W15 S12\$ N12 E15 N6 E6 N29\$.											

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