LOT 10
IN OR 1241/344
HICKORY VILLAGE #3 PB 6/372

KOPONEN KIM
86446 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0010-0000

BUILDING CHARACTERISTICS

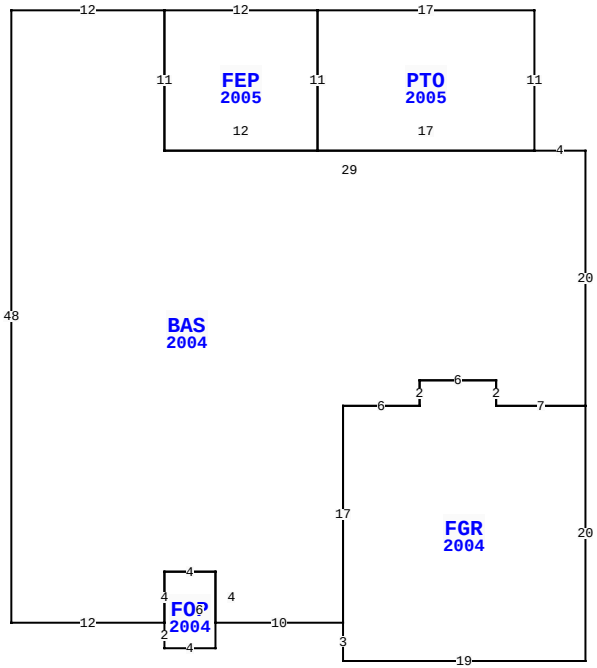
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100	2004	1,446	170,676
FEP	132	80	2005	106	12,512
FGR	392	55	2004	216	25,495
FOP	24	30	2004	7	826
PTO	187	5	2005	9	1,063
TOTALS	2,181			1,784	210,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	130.6400	130.64	233,062	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 100% - 2005 Heated Area: 1446 HX Base Yr 2005



86446 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		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		210,572
TOTAL MARKET OB/XF VALUE		3,108
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		268,680
SOH/AGL Deduction		124,761
ASSESSED VALUE		143,919
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,197
TOTAL JUST VALUE		268,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514182	ELEC OTHER	750	02/01/2005
B0412414	NEW CONSTR	133,788	03/01/2004
P047697	REPAIR/RRF	1,500	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/0344	6/28/2004	WD	Q	I		134,600
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: KOPONEN KIM						
1201/1840	1/15/2004	WD	U	V	19	165,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W4 PTO=[YR=2005] N11 W17 FEP=[YR=2005] W12 S11 E12 N11 $ S11 E17 $ W29 N11 W12 S48 E12 FOP=[YR=2004] S2 E4 N6 W4 S4$ N4 E4 S4 E10 FGR=[YR=2004] S3 E19 N20 W7 N2 W6 S2 W6 S17 $ N17 E6 N2 E6 S2 E7 N20 $.

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	0811	CONCRETE B	0	100	0	0	720.00	SF	5.20	5.20	100	2004	2004	3	83	3,108	

LAND DESCRIPTION

TOTAL OB/XF 3,108

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	RES	100	0003	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 07/30/2025 BY SYS