



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	2005	1,946	226,220
FGR	429	55	2005	236	27,435
FOP	35	30	2005	10	1,162
FOP	140	30	2005	42	4,882
FUS	346	100	2005	346	40,222

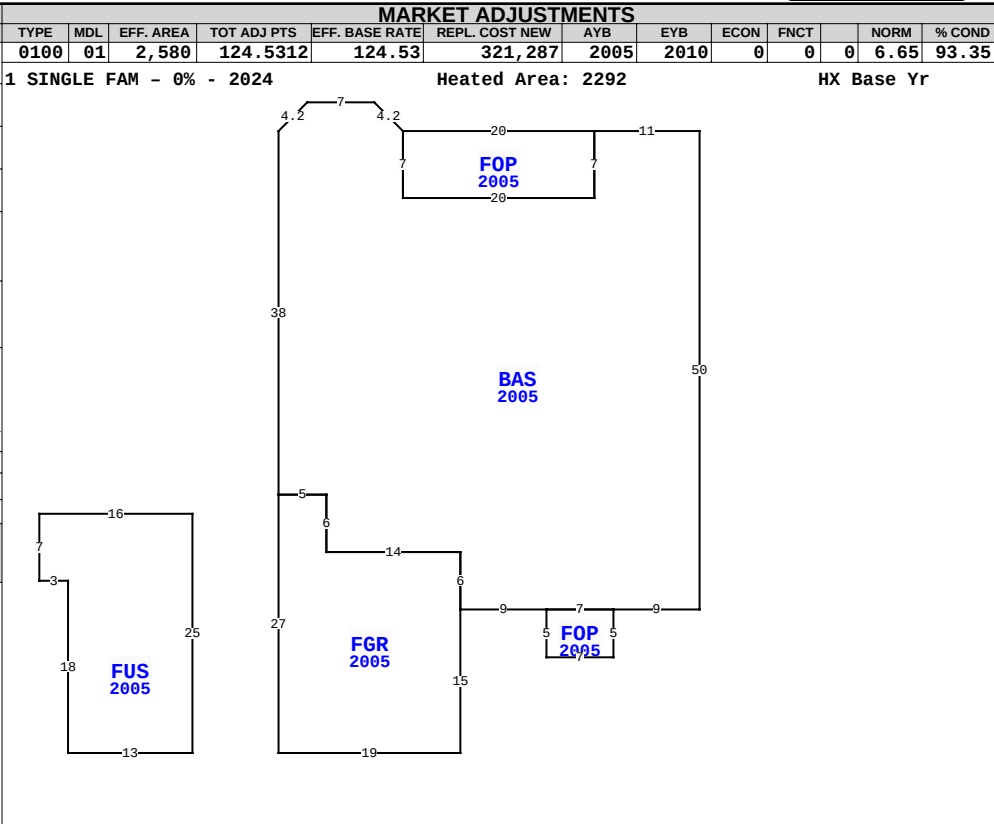
TOTALS	2,896			2,580	299,921
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EXTRA FEATURES

L N	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0855	CONC PAVER	0	0	22	3	66.00	SF	10.00	10.00	100	2005	2005	3	84	554	
3	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20	5.20	100	2005	2005	3	84	2,953	
4	0812	CONCRETE C	0	0	0	0	1,006.00	SF	4.00	4.00	100	2007	2007	3	87	3,501	
5	0471	VINYL FNC	0	0	0	0	63.00	LF	32.00	32.00	100	2008	2008	3	72	1,452	
6	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2008	2008	3	72	648	
7	0855	CONC PAVER	0	0	0	0	85.00	SF	10.00	10.00	100	2007	2007	3	87	740	
8	0861	POOL GUNIT	0	0	0	0	600.00	SF	85.00	85.00	100	2008	2008	3	48	24,480	
9	0855	CONC PAVER	0	0	0	0	1,192.00	SF	10.00	10.00	100	2008	2008	3	88	10,490	
10	0462	ST/AL FNC	0	0	0	0	566.00	SF	10.00	10.00	100	2007	2007	3	44	2,490	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

86414 SAND HICKORY TRL, YULEE

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
66.00	SF	10.00	10.00	100	2005	2005	3	84	554	
676.00	SF	5.20	5.20	100	2005	2005	3	84	2,953	
1,006.00	SF	4.00	4.00	100	2007	2007	3	87	3,501	
63.00	LF	32.00	32.00	100	2008	2008	3	72	1,452	
3.00	UT	300.00	300.00	100	2008	2008	3	72	648	
85.00	SF	10.00	10.00	100	2007	2007	3	87	740	
600.00	SF	85.00	85.00	100	2008	2008	3	48	24,480	
1,192.00	SF	10.00	10.00	100	2008	2008	3	88	10,490	
566.00	SF	10.00	10.00	100	2007	2007	3	44	2,490	

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,921
TOTAL MARKET OB/XF VALUE		61,884
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		416,805
SOH/AGL Deduction		0
ASSESSED VALUE		416,805
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		416,805
TOTAL JUST VALUE		416,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-15888	REPLACE 11 WINDOW		10/21/2022
1700881	REPAIR/RRF	2,300	02/06/2017
B22481	REMODEL	1,000	05/01/2009
B21946	XFOB	5,000	10/01/2008
B21312	SWIM POOL	41,750	04/01/2008
E0514960	ELEC OTHER	2,000	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/333	6/27/2023	WD	Q	I	01	530,000

GRANTOR: WALLACE JAMIE E &
GRANTEE: COYER CHRISTOPHER &
1371/0143 12/02/2005 WD Q I 215,800
GRANTOR: COPPENBARGER HOMES
GRANTEE: WALLACE JAMIE E & N

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W11 S7 W20 N7 U3L3 W7 D3L3 S38 E5 S6 E14 S6 E9 E7 E9 N50 \$
FUS=[YR=2005;ORIG=-69,40] E16 S25 W13 N18 W3 N7 \$
FGR=[YR=2005;ORIG=-44,38] S27 E19 N15 N6 W14 N6 W5 \$
FOP=[YR=2005;ORIG=-11,0] W20 S7 E20 N7 \$
FOP=[YR=2005;ORIG=-16,50] S5 E7 N5 W7 \$
PTR=[ORIG=0,0] E15 W15 \$

COYER CHRISTOPHER & NANCY S
86414 SAND HICKORY TRAIL
YULEE, FL 32097

42-2N-27-435H-0015-0000

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