

LOT 17
IN OR 2243/1411
HICKORY VILLAGE #3 PB 6/372

REED JAMIE P & DAVID E JR
86400 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0017-0000

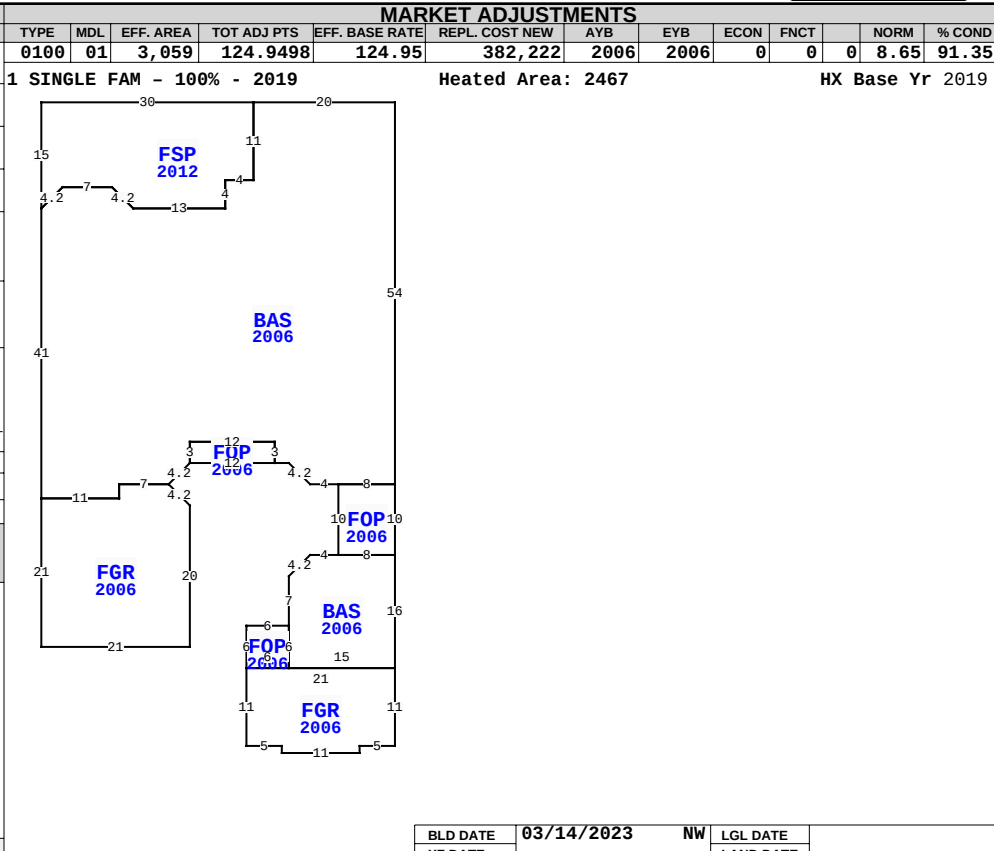


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	236	100	2006	236	26,937
BAS	2,231	100	2006	2,231	254,650
FGR	242	55	2006	133	15,181
FGR	457	55	2006	251	28,649
FOP	36	30	2006	11	1,255
FOP	36	30	2006	11	1,255
FOP	80	30	2006	24	2,740
FSP	404	40	2012	162	18,491
TOTALS	3,722			3,059	349,160

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,105.00	SF	4.00
2	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00
3	0861	POOL GUNIT	0	100	25	13	325.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	599.00	SF	10.00



86400 SAND HICKORY TRL, YULEE				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,105.00	SF	4.00	4.00	100	2006	2006	3	86	3,801	
350.00	SF	10.00	10.00	100	2006	2006	3	86	3,010	
325.00	SF	85.00	85.00	100	2020	2020	3	90	24,863	
599.00	SF	10.00	10.00	100	2020	2020	3	98	5,870	
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		349,160	
TOTAL MARKET OB/XF VALUE		37,544	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		441,704	
SOH/AGL Deduction		179,701	
ASSESSED VALUE		262,003	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		211,281	
TOTAL JUST VALUE		441,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		427,021	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1911243	SWIM POOL	36,546	10/25/2019
M10695	MECH OTHER	0	11/01/2005
P10166	OTHER	0	10/01/2005
C15986	CO ISSUED	190,039	09/01/2005
E15802	ELEC OTHER	2,000	09/01/2005
R08187	REPAIR/RRF	3,500	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2243/1411	12/07/2018	WD	Q	I	01
GRANTOR: WHITE WAYNE S & KIMBE					
GRANTEE: REED JAMIE P & DAVI					
1419/0001	6/09/2006	WD	Q	I	
GRANTOR: COPPENBARGER HOMES					
GRANTEE: WHITE WAYNE S & KIM					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2006] W20 FSP=[YR=2012] W30 S15 R3 U3 E7 R3 D3 E13 N4 E4 N11 \$ S11 W4 S4 W13 U3 L3 W7 D3 L3 S41 FGR=[YR=2006] S21 E21 N20 L3 U3 W7 S2 W11\$ E11 N2 E7 U3 R3 FOP=[YR=2006] E12 N3 W12 S3\$ N3 E12 S3 E2 R3 D3 E4 FOP=[YR=2006] S10 BAS=[YR=2006] W4 D3 L3 S7 FOP=[YR=2006] W6 S6 FGR=[YR=2006] S11 E5 S1 E11 N1 E5 N11 W21\$ E6 N6 \$ S6 E15 N16 W8\$ E8 N10 W8\$ E8 N54\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		