

LOT 19
IN OR 1772/191
HICKORY VILLAGE #3 PB 6/372

MCCOY CURTIS WAYNE & AMBER MERI
86388 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0019-0000



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	14	CARPET 70
Interior Floo	15	HARDTILE 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

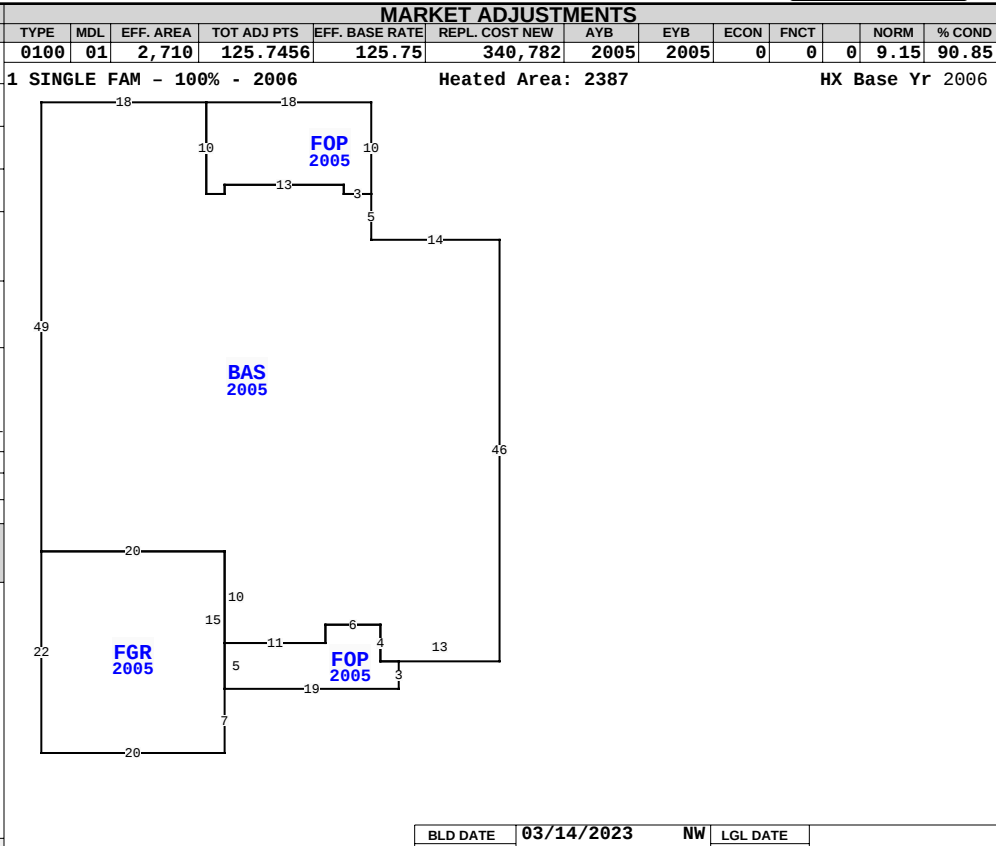
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	2,387	100	2005	2,387	272,700
FGR	440	55	2005	242	27,647
FOP	103	30	2005	31	3,541
FOP	167	30	2005	50	5,713
TOTALS	3,097			2,710	309,600

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	23	3	69.00	SF	10.00
3	0811	CONCRETE B	0	100	0	0	692.00	SF	5.20

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		RSF-2	0.00	0.00	1.00



86388 SAND HICKORY TRL, YULEE	BLD DATE	03/14/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		309,600	
TOTAL MARKET OB/XF VALUE		5,363	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		369,963	
SOH/AGL Deduction		176,534	
ASSESSED VALUE		193,429	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		142,707	
TOTAL JUST VALUE		369,963	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09527	MECH OTHER	0	03/01/2005
B14573	NEW CONSTR	174,180	02/01/2005
E14447	ELEC OTHER	2,000	02/01/2005
R07241	REPAIR/RRF	3,500	02/01/2005
P0508985	OTHER	0	02/01/2005
B0514452	FOUNDATION	3,500	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1772/0191	12/22/2011	QC	U	I	11	100	
GRANTOR: MCCOY CURTIS WAYNE &							
GRANTEE: MCCOY CURTIS WAYNE							
1377/1449	12/30/2005	WD	Q	I		231,300	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: MCCOY CURTIS W & AM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W14 N5 FOP=[YR=2005] N10 W18 S10 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N10 W18 S49 FGR=[YR=2005] S22 E20 N7 FOP=[YR=2005] E19 N3 W2 N4 W6 S2 W11 S5\$ N15 W20\$ E20 S10 E11 N2 E6 S4 E13 N46\$.									