

LOT 20
IN OR 2296/1434
HICKORY VILLAGE #3 PB 6/372

CHRISTIANSSEN BRETT M & KRISTIE
86382 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0020-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	3,069	100	2004	3,069	321,453
FGR	436	55	2004	240	25,138
FOP	80	30	2004	24	2,514
FSP	207	40	2012	83	8,694
TOTALS	3,792			3,416	357,799

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,416	116.3800	116.38	397,554	2004	2004	0	0	0 10.00	90.00
1 SINGLE FAM - 100% - 2020 Heated Area: 3069 HX Base Yr 2020											
BLD DATE	03/14/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

86382 SAND HICKORY TRL, YULEE											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20	5.20	100

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										357,799	
TOTAL MARKET OB/XF VALUE										6,390	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										419,189	
SOH/AGL Deduction										157,445	
ASSESSED VALUE										261,744	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										211,022	
TOTAL JUST VALUE										419,189	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										403,259	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412147	NEW CONSTR	192,680	01/30/2004
R045730	REPAIR/RRF	1,500	01/30/2004
E0412330	NEW CONSTR	2,000	01/30/2004
M047861	H/AC	0	01/30/2004
P047493	NEW CONSTR	0	01/30/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2296/1434	8/08/2019	WD	Q	I	01	262,000			
GRANTOR:KIRK LATH Q & MARTA									
GRANTEE:CHRISTIANSSEN BRETT									
1235/1257	6/04/2004	WD	Q	I		214,500			
GRANTOR:MATTAMY (JACKSONVILLE									
GRANTEE:KIRK LATH Q									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W14 FSP=[YR=2012] N9 W23 S9 E23\$ W32 D3 L3 S70 E13 N6 FOP=[YR=2004] E10 N8 W10 S8\$ N8 E17 FGR=[YR=2004] S3 D2 L1 S17 E20 N22 W19\$ E19 N59\$.									