LOT 39
IN OR 1563/1040
ESMT OR 1811/258

WISE JARRETT J & TINA L
86256 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

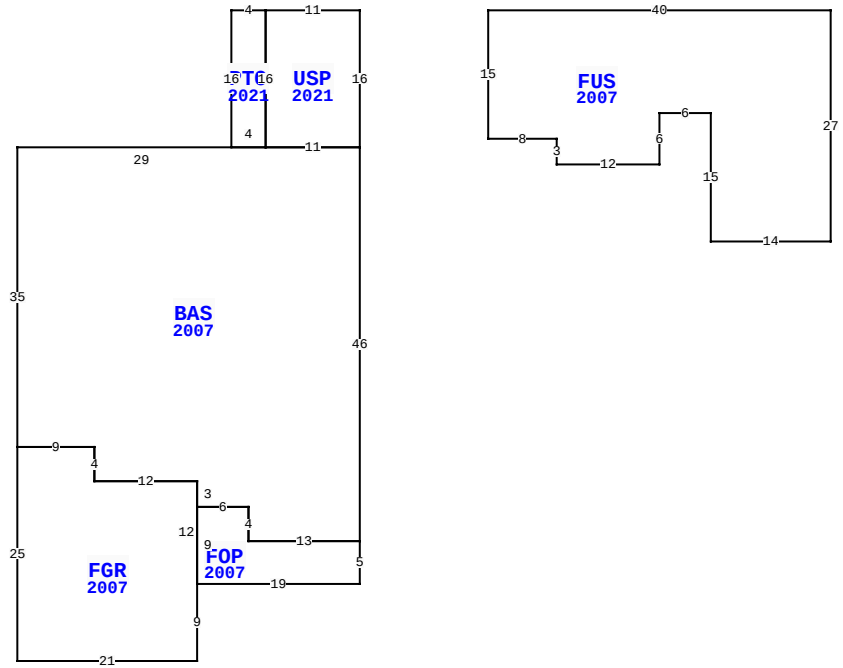
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	2007	1,633	186,801
FGR	477	55	2007	262	29,970
FOP	119	30	2007	36	4,118
FUS	786	100	2007	786	89,911
PTO	64	5	2021	3	344
USP	176	30	2021	53	6,063
TOTALS	3,255			2,773	317,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,773	122.5440	122.54	339,803	2007	2010	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2009 Heated Area: 2419 HX Base Yr 2009



86256 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE	07/30/2007 JM	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,206
TOTAL MARKET OB/XF VALUE		5,204
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		377,410
SOH/AGL Deduction		161,472
ASSESSED VALUE		215,938
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,216
TOTAL JUST VALUE		377,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007780	ADDITION	4,512	06/15/2021
20011101	REMODEL	56,019	11/13/2020
E18660	ELEC OTHER	2,000	01/01/2007
M12414	MECH OTHER	0	01/01/2007
P11815	OTHER	0	12/01/2006
C18619	CO ISSUED	200,838	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1040	4/28/2008	WD	Q	I		257,800
GRANTOR: COPPENBARGER HOMES						
GRANTEE: WISE JARRETT J & TI						
1341/1627	8/15/2005	WD	U	V	19	2,400,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	10.00	10.00	100	2007	2007	3	87	418	
3	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2007	2007	3	87	2,986	

BUILDING DIMENSIONS

USP=[YR=2021] W11 PTO=[YR=2021] W4 S16 E4 N16$ S16
BAS=[YR=2007] W29 S35 FGR=[YR=2007] S25 E21 N9 FOP=[YR=2007]
E19 N5 W13 N4 W6 S9$ N12 W12 N4 W9$ E9 S4 E12 S3 E6S4 E13 N46
W11$ E11 N16$ PTR= E15 FUS=[YR=2007] E40 S27 W14 N15 W6S6 W12
N3 W8 N15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 5,204

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		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 12/09/2021 BY NW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS