LOT 63
IN OR 1405/642
HICKORY VILLAGE #1 PB 6/369

LAMANNA MICHELE
86096 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

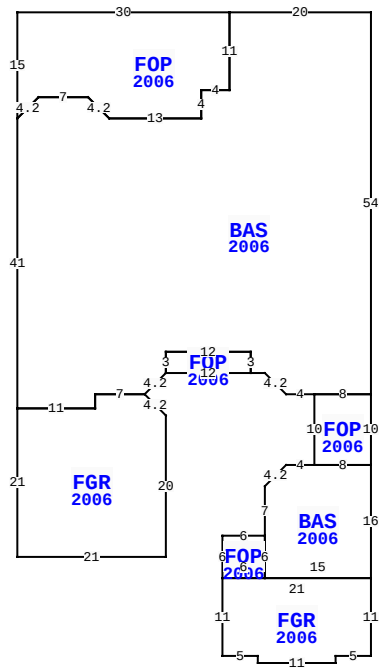
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	25,752
BAS	2,231	100	2006	2,231	243,441
FGR	242	55	2006	133	14,513
FGR	457	55	2006	251	27,389
FOP	36	30	2006	11	1,200
FOP	36	30	2006	11	1,200
FOP	80	30	2006	24	2,619
FOP	404	30	2006	121	13,203
TOTALS	3,722			3,018	329,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,018	119.4482	119.45	360,500	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2017 Heated Area: 2467 HX Base Yr 2017



86096 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,317
TOTAL MARKET OB/XF VALUE		9,367
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		393,684
SOH/AGL Deduction		132,415
ASSESSED VALUE		261,269
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		205,547
TOTAL JUST VALUE		393,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509951	H/AC	0	06/01/2005
C14857	CO ISSUED	190,519	03/01/2005
E14673	ELEC OTHER	2,000	03/01/2005
P09194	OTHER	0	03/01/2005
R07391	REPAIR/RRF	3,500	03/01/2005
B14755	FOUNDATION	3,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/0642	4/19/2006	WD	Q	I		255,600
GRANTOR: COPPENBARGER HOMES						
GRANTEE: LAMANNA JOSEPH F &						
1295/0320	2/14/2005	WD	U	V	19	246,400
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 FOP=[YR=2006] W30 S15 R3 U3 E7 D3 R3 E13 N4 E4 N11 $ S11 W4 S4 W13 L3 U3 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$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0855	CONC PAVER	0	100	0	0	414.00	SF	7.00	7.00	100	2006	2006	3	86	2,492	
3	0812	CONCRETE C	0	100	0	0	1,093.00	SF	4.00	4.00	100	2006	2006	3	86	3,760	

LAND DESCRIPTION

TOTAL OB/XF 9,367

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS