

LOT 79
IN OR 1418/1874
HICKORY VILLAGE #1 PB 6/369

AUTHEMENT BRENT K & JACKIE L
86055 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0079-0000



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 Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	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
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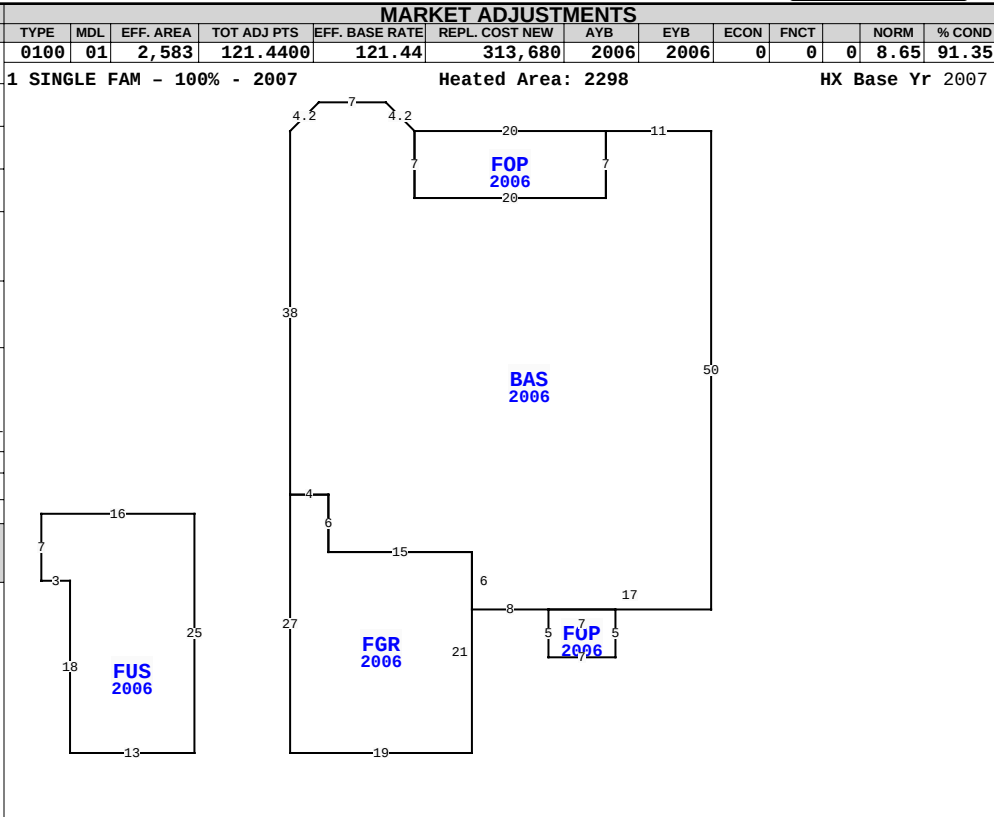
NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	2006	1,952	216,546
FGR	423	55	2006	233	25,848
FOP	35	30	2006	10	1,109
FOP	140	30	2006	42	4,659
FUS	346	100	2006	346	38,383

TOTALS	2,896			2,583	286,547
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	81.00	SF	10.00
2	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20
3	0476	VF 6 SBPL	0	100	0	0	135.00	LF	32.00
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	1,728.00	SF	10.00

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



86055 SAND HICKORY TRL, YULEE				BLD DATE					LGL DATE	
				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
81.00	SF	10.00	10.00	100	2006	2006	3	86	697	
664.00	SF	5.20	5.20	100	2006	2006	3	86	2,969	
135.00	LF	32.00	32.00	100	2009	2009	3	74	3,197	
2.00	UT	300.00	300.00	100	2009	2009	3	74	444	
336.00	SF	85.00	85.00	100	2009	2009	3	52	14,851	
1,728.00	SF	10.00	10.00	100	2009	2009	3	89	15,379	

TOTAL OB/XF										37,537		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
03	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
286,547									
TOTAL MARKET OB/XF VALUE									
37,537									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
379,084									
SOH/AGL Deduction									
160,810									
ASSESSED VALUE									
218,274									
TOTAL EXEMPTION VALUE									
HX HB 50,722									
BASE TAXABLE VALUE									
167,552									
TOTAL JUST VALUE									
379,084									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
367,708									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22619	SWIM POOL	28,700	07/01/2009
E16597	ELEC OTHER	2,000	01/01/2006
M10696	MECH OTHER	0	11/01/2005
P10167	OTHER	0	10/01/2005
C15912	CO ISSUED	164,120	08/01/2005
R08133	REPAIR/RRF	3,500	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1418/1874	6/09/2006	WD	Q	I		231,400	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: AUTHEMENT BRENT K &							
1328/1548	6/27/2005	WD	U	V	19	35,200	
GRANTOR: MARSH CREEK DEVELOPME							
GRANTEE: COPPENBARGER HOMES							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2006;ORIG=0,0] W11 S7 W20 N7 U3L3 W7 D3L3 S38 E4 S6									
E15 S6 E8 E17 N50 \$									
FGR=[YR=2006;ORIG=-44,38] S27 E19 N21 W15 N6 W4 \$									
FUS=[YR=2006;ORIG=-67,65] N18 W3 N7 E16 S25 W13 \$									
FOP=[YR=2006;ORIG=-11,0] W20 S7 E20 N7 \$									
FOP=[YR=2006;ORIG=-17,50] S5 E7 N5 W7 \$									
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