LOT 213
IN OR 1384/1087
HICKORY VILLAGE #3 PB 6/372

ADAMS MATTHEW G & MARY JO/
450 BARRINGTON FARMS PKWY
SHARPSBURG, GA 30277

2025

42-2N-27-435H-0213-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

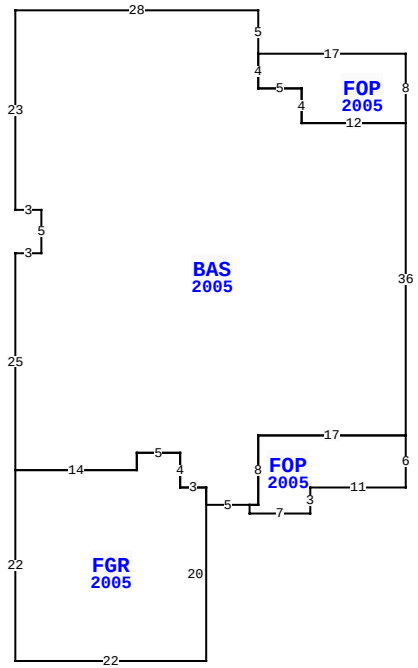
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,121	100	2005	2,121	227,628
FGR	488	55	2005	268	28,762
FOP	116	30	2005	35	3,757
FOP	121	30	2005	36	3,864
TOTALS	2,846			2,460	264,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,460	118.1280	118.13	290,600	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 0% - 0 Heated Area: 2121 HX Base Yr



86405 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	264,010
TOTAL MARKET OB/XF VALUE	3,774
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	322,784
SOH/AGL Deduction	13,328
ASSESSED VALUE	309,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,456
TOTAL JUST VALUE	322,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413891	NEW CONSTR	157,649	01/18/2006
M09332	MECH OTHER	0	02/01/2005
B0413841	FOUNDATION	3,500	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1087	1/26/2006	WD	Q	I		216,700
GRANTOR: COPPENBARGER HOMES						
GRANTEE: ADAMS MATTHEW G & M						
1201/0950	1/13/2004	WD	U	V	19	132,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W17 BAS=[YR=2005] N5 W28 S23 E3 S5 W3 S25 FGR=[YR=2005] S22 E22 N20 W3 N4 W5 S2 W14 $ E14 N2 E5 S4 E3 S2 E5 FOP=[YR=2005] S1 E7 N3 E11 N6 W17 S8 W1 $ E1 N8 E17 N36 W12 N4 W5 N4 $ S4 E5 S4 E12 N8 $.

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	0855	CONC PAVER	0	0	28	3	84.00	SF	7.00	7.00	100	2005	2005	3	84	494	
2	0811	CONCRETE B	0	0	0	0	751.00	SF	5.20	5.20	100	2005	2005	3	84	3,280	

LAND DESCRIPTION

TOTAL OB/XF 3,774

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	0		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