

LOT 215  
IN OR 1779/1521  
HICKORY VILLAGE #3 PB 6/372

PARKER STEPHEN R & CATHERINE T  
86389 SAND HICKORY TRAIL  
YULEE, FL 32097

2025

42-2N-27-435H-0215-0000



| 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           | 15  | HARDTILE 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 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4047.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,377            | 100         | 2005 | 2,377        | 255,664              |
| FGR       | 462              | 55          | 2005 | 254          | 27,320               |
| FOP       | 137              | 30          | 2005 | 41           | 4,410                |
| FOP       | 174              | 30          | 2005 | 52           | 5,593                |
| FUS       | 402              | 100         | 2005 | 402          | 43,238               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,552 |  |  | 3,126 | 336,224 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |          |
|----------------|------------|-------------|-----|-----|----|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0 | 1.00   | UT | 2,000.00 |
| 2              | 0855       | CONC PAVER  | 0   | 100 | 23 | 4 | 92.00  | SF | 7.00     |
| 3              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0 | 664.00 | SF | 5.20     |

| 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 |     | RSF-2    | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS         |     |           |             |                |                |                   |      |                 |      |      |        |
|----------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|-----------------|------|------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON            | FNCT | NORM | % COND |
| 0100                       | 01  | 3,126     | 118.3902    | 118.39         | 370,087        | 2005              | 2005 | 0               | 0    | 0    | 9.15   |
| 1 SINGLE FAM - 100% - 2013 |     |           |             |                |                | Heated Area: 2779 |      | HX Base Yr 2013 |      |      |        |

The floor plan diagram illustrates the layout of a single-family home with a total heated area of 2779 square feet. The plan includes several rooms and areas, each labeled with a code and the year 2005. The dimensions for each area are as follows:

- BAS 2005** (Bathroom): 46' x 14' (top left)
- FOP 2005** (Front Porch): 15' x 18' (top center)
- FUS 2005** (Front Utility Room): 16' x 18' (top right)
- FGR 2005** (Front Garage): 21' x 22' (bottom center)

The diagram also shows various other dimensions for smaller areas and corridors, such as 9', 10', 13', 14', 15', 16', 17', 18', 19', 20', 21', 22', 23', 24', 25', 26', 27', 28', 29', 30', 31', 32', 33', 34', 35', 36', 37', 38', 39', 40', 41', 42', 43', 44', 45', 46', 47', 48', 49', 50', 51', 52', 53', 54', 55', 56', 57', 58', 59', 60', 61', 62', 63', 64', 65', 66', 67', 68', 69', 70', 71', 72', 73', 74', 75', 76', 77', 78', 79', 80', 81', 82', 83', 84', 85', 86', 87', 88', 89', 90', 91', 92', 93', 94', 95', 96', 97', 98', 99', 100', 101', 102', 103', 104', 105', 106', 107', 108', 109', 110', 111', 112', 113', 114', 115', 116', 117', 118', 119', 120', 121', 122', 123', 124', 125', 126', 127', 128', 129', 130', 131', 132', 133', 134', 135', 136', 137', 138', 139', 140', 141', 142', 143', 144', 145', 146', 147', 148', 149', 150', 151', 152', 153', 154', 155', 156', 157', 158', 159', 160', 161', 162', 163', 164', 165', 166', 167', 168', 169', 170', 171', 172', 173', 174', 175', 176', 177', 178', 179', 180', 181', 182', 183', 184', 185', 186', 187', 188', 189', 190', 191', 192', 193', 194', 195', 196', 197', 198', 199', 200', 201', 202', 203', 204', 205', 206', 207', 208', 209', 210', 211', 212', 213', 214', 215', 216', 217', 218', 219', 220', 221', 222', 223', 224', 225', 226', 227', 228', 229', 230', 231', 232', 233', 234', 235', 236', 237', 238', 239', 240', 241', 242', 243', 244', 245', 246', 247', 248', 249', 250', 251', 252', 253', 254', 255', 256', 257', 258', 259', 260', 261', 262', 263', 264', 265', 266', 267', 268', 269', 270', 271', 272', 273', 274', 275', 276', 277', 278', 279', 280', 281', 282', 283', 284', 285', 286', 287', 288', 289', 290', 291', 292', 293', 294', 295', 296', 297', 298', 299', 300', 301', 302', 303', 304', 305', 306', 307', 308', 309', 310', 311', 312', 313', 314', 315', 316', 317', 318', 319', 320', 321', 322', 323', 324', 325', 326', 327', 328', 329', 330', 331', 332', 333', 334', 335', 336', 337', 338', 339', 340', 341', 342', 343', 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2008', 2009', 2010', 2011', 2012', 2013', 2014', 2015', 2016', 2017', 2018', 2019', 2020', 2021', 2022', 2023', 2024', 2025', 2026', 2027', 2028', 2029', 2030', 2031', 2032', 2033', 2034', 2035', 2036', 2037', 2038', 2039', 2040', 2041', 2042', 2043', 2044', 2045', 2046', 2047', 2048', 2049', 2050', 2051', 2052', 2053', 2054', 2055', 2056', 2057', 2058', 2059', 2060', 2061', 2062', 2063', 2064', 2065', 2066', 2067', 2068', 2069', 2070', 2071', 2072', 2073', 2074', 2075', 2076', 2077', 2078', 2079', 2080', 2081', 2082', 2083', 2084', 2085', 2086', 2087', 2088', 2089', 2090', 2091', 2092', 2093', 2094', 2095', 2096', 2097', 2098', 2099', 2100', 2101', 2102', 2103', 2104', 2105', 2106', 2107', 2108', 2109', 2110', 2111', 2112', 2113', 2114', 2115', 2116', 2117', 2118', 2119', 2120', 2121', 2122', 2123', 2124', 2125', 2126', 2127', 2128', 2129', 2130', 2131', 2132', 2133', 2134', 2135', 2136', 2137', 2138', 2139', 2140', 2141', 2142', 2143', 2144', 2145', 2146', 2147', 2148', 2149', 2150', 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|                               |          |            |    |           |  |
|-------------------------------|----------|------------|----|-----------|--|
| 86389 SAND HICKORY TRL, YULEE | BLD DATE | 03/14/2023 | NW | LGL DATE  |  |
|                               | XF DATE  |            |    | LAND DATE |  |
|                               | INC DATE |            |    | AG DATE   |  |

| L N | 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       | 2005    | 2005        | 3 | 88     | 1,760           |       |
| 2   | 0855       | CONC PAVER  | 0   | 100 | 23 | 4 | 92.00  | SF | 7.00     | 7.00           | 100       | 2005    | 2005        | 3 | 84     | 541             |       |
| 3   | 0811       | CONCRETE B  | 0   | 100 | 0  | 0 | 664.00 | SF | 5.20     | 5.20           | 100       | 2005    | 2005        | 3 | 84     | 2,900           |       |

| TOTAL OB/XF |       |       |             |           |     |          |        |         |            |                |       |  | 5,201 |  |
|-------------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|-------|--|-------|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VA |  |       |  |
| RSF-2       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 55,000.00  | 55,000.00      |       |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |       |  |       |  |
|             |       |       |             |           |     |          |        |         |            |                |       |  |       |  |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 0.00 | Total Land Value: 55,000 | Market: 0 | Agricultural: 0 | Common: 55,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 4              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 336,224  |
| TOTAL MARKET OB/XF VALUE  |           |             | 5,201    |
| TOTAL LAND VALUE - MARKET |           |             | 55,000   |
| TOTAL MARKET VALUE        |           |             | 396,425  |
| SOH/AGL Deduction         |           |             | 190,078  |
| ASSESSED VALUE            |           |             | 206,347  |
| TOTAL EXEMPTION VALUE     | HX HB     |             | 50,722   |
| BASE TAXABLE VALUE        |           |             | 155,625  |
| TOTAL JUST VALUE          |           |             | 396,425  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 381,472  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M09330     | MECH OTHER  | 0       | 02/01/2005 |
| E0514282   | ELEC OTHER  | 2,000   | 02/01/2005 |
| P0408807   | OTHER       | 0       | 12/01/2004 |
| B0413623   | NEW CONSTR  | 196,508 | 09/01/2004 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1779/1521                      | 2/16/2012  | WD           | Q      | I      | 01        | 168,000       |  |
| GRANTOR: CROUCH JESTON & JOCEL |            |              |        |        |           |               |  |
| GRANTEE: PARKER STEPHEN R &    |            |              |        |        |           |               |  |
| 1377/1537                      | 12/30/2005 | WD           | Q      | I      |           | 294,700       |  |
| GRANTOR: COPPENBARGER HOMES    |            |              |        |        |           |               |  |
| GRANTEE: CROUCH JESTON & JOC   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W18 FOP=[YR=2005] W15 S9 E13 S1 E2 N10\$ S10 W2 N1 W13 S1 W3 S5 W14 S46 E3 FOP=[YR=2005] S5 E26 FGR=[YR=2005] S5 E21 N22 W21 S17\$ N7 W10 N2 W6 S4 W10\$ E10 N4 E6 S2 E10 N10 E21 N49\$ PTR=E15 FUS=[YR=2005] E16 S10 E5 S18 W4 N8 W17 N20\$ W15\$ . |  |  |  |  |  |  |  |  |  |