LOT 229
HICKORY VILLAGE #4 PB 7/122

LUTZ-KARVONEN MARY NELL
86285 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0229-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

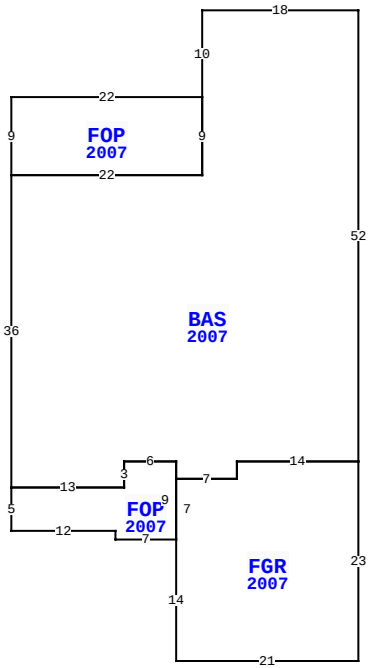
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,715	100	2007	1,715	193,501
FGR	469	55	2007	258	29,110
FOP	120	30	2007	36	4,062
FOP	198	30	2007	59	6,657
TOTALS	2,502			2,068	233,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,068	122.8430	122.84	254,033	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2024 Heated Area: 1715 HX Base Yr 2024



86285 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE	02/20/2008 KK	LAND DATE	02/20/2008 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,329
TOTAL MARKET OB/XF VALUE		3,715
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		292,044
SOH/AGL Deduction		61,987
ASSESSED VALUE		230,057
TOTAL EXEMPTION VALUE	SX WX HX HB	105,722
BASE TAXABLE VALUE		124,335
TOTAL JUST VALUE		292,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19486	ELEC OTHER	2,000	06/01/2007
M13014	MECH OTHER	0	06/01/2007
P12315	OTHER	0	04/01/2007
C17450	CO ISSUED	0	03/01/2006
B17450	NEW CONSTR	131,436	03/01/2006
R09098	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/57	5/19/2023	WD	Q	I	01	325,000
GRANTOR: BROWN LUCY STANTON						
GRANTEE: LUTZ-KARVONEN MARY						
2609/0464	11/14/2022	QC	U	I	11	100
GRANTOR: BROWN LEE EDWARD						
GRANTEE: BROWN LUCY STANTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 S10 FOP=[YR=2007] W22 S9 E22 N9$ S9 W22 S36 FOP=[YR=2007] S5 E12 S1 E7 FGR=[YR=2007] S14 E21 N23 W14 S2 W7 S7$ N9 W6 S3 W13$ E13 N3 E6 S2 E7 N2 E14 N52$.

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	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20	5.20	100	2007	2007	3	87	3,167	
2	0855	CONC PAVER	0	100	21	3	63.00	SF	10.00	10.00	100	2007	2007	3	87	548	

LAND DESCRIPTION

TOTAL OB/XF 3,715

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