LOT 235
IN OR 1600/1671
HICKORY VILLAGE #4 PB 7/122

DOUGLASS JASON E
86231 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0235-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

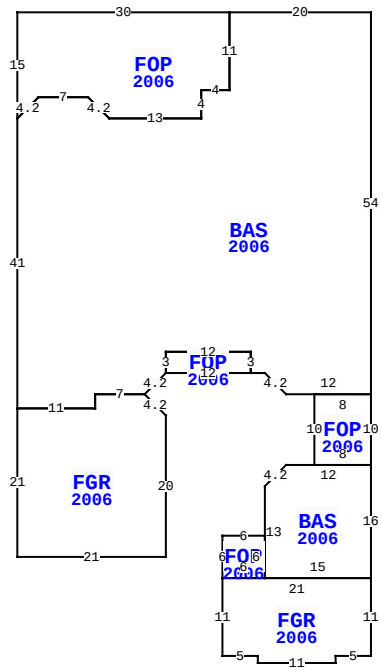
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	24,862
BAS	2,231	100	2006	2,231	235,024
FGR	242	55	2006	133	14,011
FGR	457	55	2006	251	26,441
FOP	36	30	2006	11	1,159
FOP	36	30	2006	11	1,159
FOP	80	30	2006	24	2,529
FOP	404	30	2006	121	12,747
TOTALS	3,722			3,018	317,931

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	115.3220	115.32	348,036	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2009 Heated Area: 2467 HX Base Yr 2009



86231 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		317,931
TOTAL MARKET OB/XF VALUE		5,661
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		378,592
SOH/AGL Deduction		177,326
ASSESSED VALUE		201,266
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		145,544
TOTAL JUST VALUE		378,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C11142	H/AC	0	02/01/2006
C0516798	CO ISSUED	190,119	11/01/2005
B0516553	FOUNDATION	3,500	11/01/2005
B0516798	NEW CONSTR	190,119	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1600/1671	12/31/2008	WD	Q	I	01	230,000
GRANTOR: BREIER REGINA L & BEN						
GRANTEE: DOUGLASS JASON E						
1442/0076	9/05/2006	WD	Q	I		290,500
GRANTOR: COPPENBARGER HOMES						
GRANTEE: BREIER REGINA L & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20FOP=[YR=2006] W30S15 U3 R3 E7 D3 R3
E13N4E4N11$S11W4S4W13 U3 L3 W7 D3 L3 S41FGR=[YR=2006] S21
E21N20 U3 L3 W7S2W11$E11N2E7 U3 R3 FOP=[YR=2006]
E12N3W12S3$N3E12S3 E2 D3 R3 E12FOP=[YR=2006] W8S10E8
BAS=[YR=2006] W12 D3 L3 S13FOP=[YR=2006] N6
W6S6E6$E15FGR=[YR=2006] W21S11E5S1 E11N1E5N11$N16$N10$N54$.

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	0855	CONC PAVER	0	100	0	0	132.00	SF	10.00	10.00	100	2006	2006	3	86	1,135	
2	0811	CONCRETE B	0	100	0	0	1,012.00	SF	5.20	5.20	100	2006	2006	3	86	4,526	

LAND DESCRIPTION

TOTAL OB/XF 5,661

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