

LOT 239
IN OR 1969/462
HICKORY VILLAGE #2 PB 7/120

BUI MY T
86201 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0239-0000



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	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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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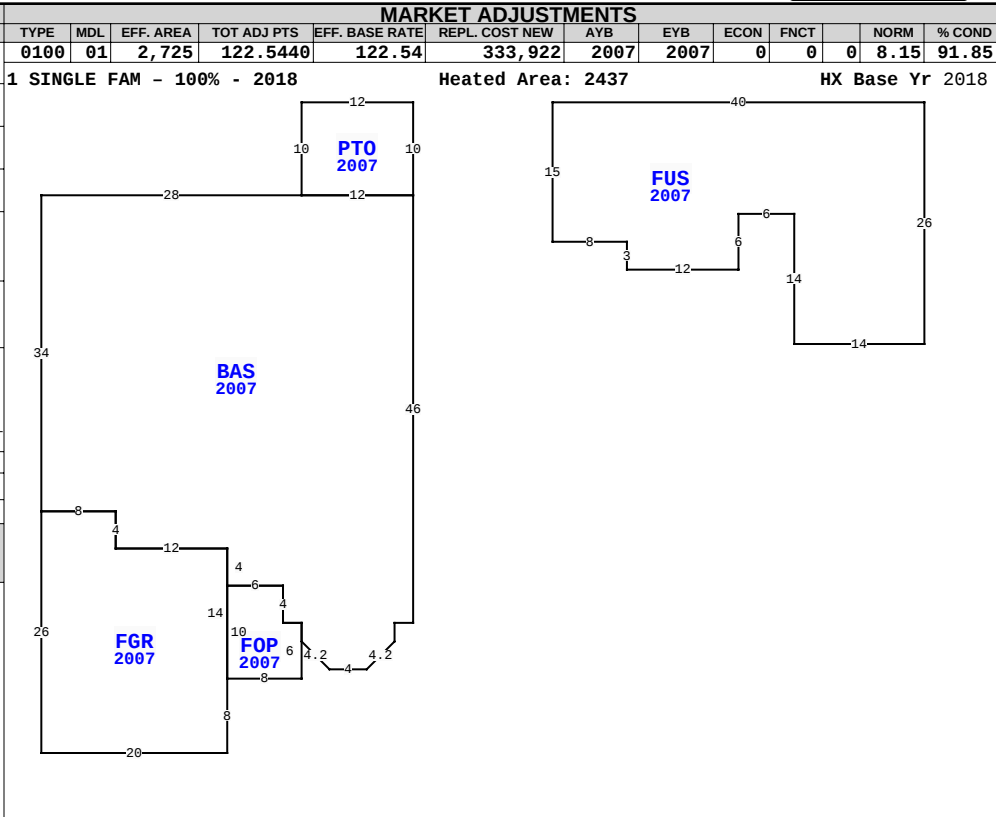
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,665	100	2007	1,665	187,401
FGR	472	55	2007	260	29,263
FOP	72	30	2007	22	2,476
FUS	772	100	2007	772	86,891
PTO	120	5	2007	6	675

TOTALS	3,101			2,725	306,707
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	45.00	SF	10.00
3	0811	CONCRETE B	0	100	0	0	673.00	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
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BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	07/30/2007	JM	LAND DATE	
INC DATE			AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2007	2007	3	90	3,150	
100	2007	2007	3	87	392	
100	2007	2007	3	87	3,045	

TOTAL OB/XF									
6,587									

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	306,707								
TOTAL MARKET OB/XF VALUE	6,587								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	368,294								
SOH/AGL Deduction	124,049								
ASSESSED VALUE	244,245								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	193,523								
TOTAL JUST VALUE	368,294								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	354,636								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18914	ELEC OTHER	2,000	03/01/2007
M12740	MECH OTHER	0	03/01/2007
E18914	ELEC OTHER	2,000	03/01/2007
M12740	MECH OTHER	0	03/01/2007
P11999	OTHER	0	01/01/2007
P11999	OTHER	0	01/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1969/0462	3/16/2015	QC	U	I	11	100	
GRANTOR: BUI MY T & PETER Q TA							
GRANTEE: BUI MY T							
1562/0630	4/22/2008	WD	Q	I		217,000	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: TA PETER Q & MY T B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2007] W12 S10 BAS=[YR=2007] W28 S34 FGR=[YR=2007] S26 E20 N8 FOP=[YR=2007] E8 N6 W2 N4 W6 S10\$ N14 W12 N4 W8\$ E8 S4 E12 S4 E6 S4 E2 S2 D3 R3 E4 R3 U3 N2 E2 N46 W12\$ E12 N10\$ PTR=E15 FUS=[YR=2007] E40 S26 W14 N14 W6 S6 W12 N3 W8 N15\$ W15\$.									