

LOT 253
IN OR 1461/657
HICKORY VILLAGE #1 PB 6/369

CHERNEGA JULIANN M/HIRTHLER ANDRIELLE M
86087 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0253-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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

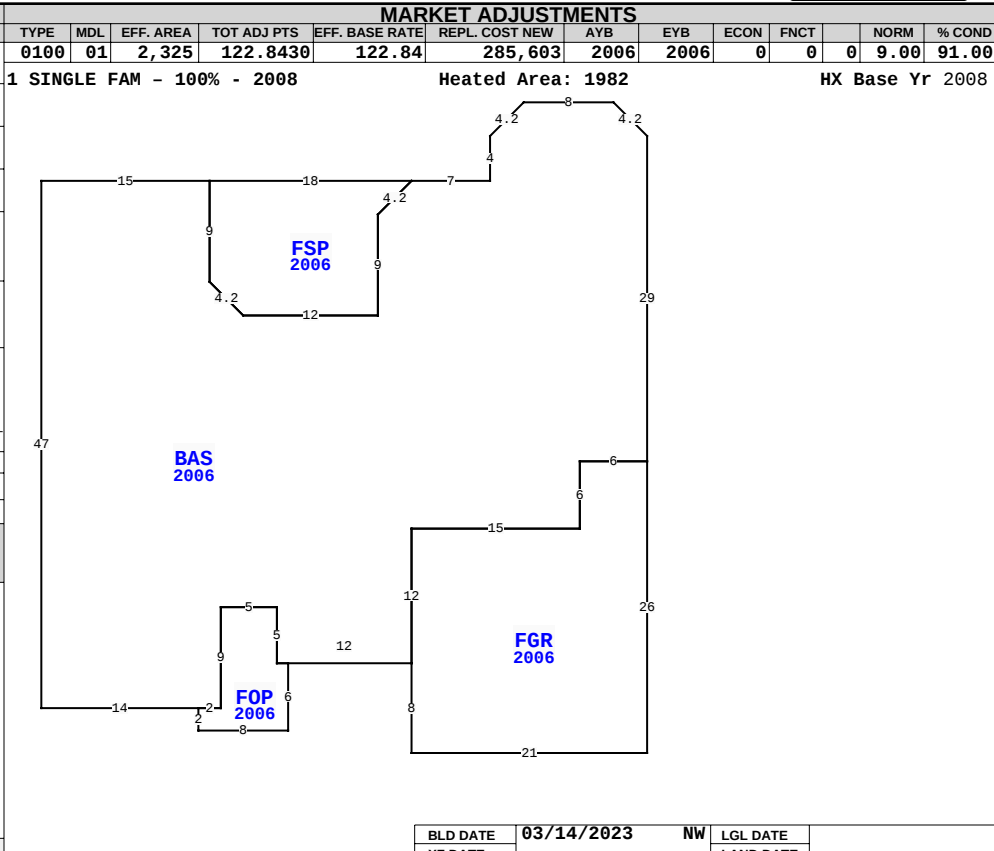
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	2006	1,982	221,557
FGR	456	55	2006	251	28,058
FOP	65	30	2006	20	2,236
FSP	180	40	2006	72	8,048
TOTALS	2,683			2,325	259,899

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	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20
3	0855	CONC PAVER	0	100	0	0	75.00	SF	10.00

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



86087 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
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

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	259,899								
TOTAL MARKET OB/XF VALUE	6,747								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	321,646								
SOH/AGL Deduction	151,449								
ASSESSED VALUE	170,197								
TOTAL EXEMPTION VALUE	HX HB WX 55,722								
BASE TAXABLE VALUE	114,475								
TOTAL JUST VALUE	321,646								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	310,090								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17676	ELEC OTHER	2,000	07/01/2006
M11435	MECH OTHER	0	04/01/2006
P10873	OTHER	0	03/01/2006
C17124	CO ISSUED	147,661	02/01/2006
R08916	REPAIR/RRF	3,500	02/01/2006
B17124	NEW CONSTR	147,661	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/0657	11/27/2006	WD	Q	I		228,300
GRANTOR: COPPENBARGER HOMES						
GRANTEE: CHERNEGA JULIANN M						
1351/1004	9/21/2005	WD	U	V	19	281,600
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006]	U3	L3	W8	D3	L3	S4	W7	FSP=[YR=2006]	W18
S9									
R3	D3	E12	N9	R3	U3	\$	D3	L3	S9
W12	U3	L3	N9	W15	S47	E14			
FOP=[YR=2006]	S2	E8	N6	W1	N5	W5	S9	W2\$	E2
N9	E5	S5	E12						
FGR=[YR=2006]	S8	E21	N26	W6	S6	W15	S12\$	N12	E15
N6	E6	N29\$							

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