LOT 3
IN OR 1366/1093
HICKORY VILLAGE #1 PB 6/369

CLARK SUSAN A
86494 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

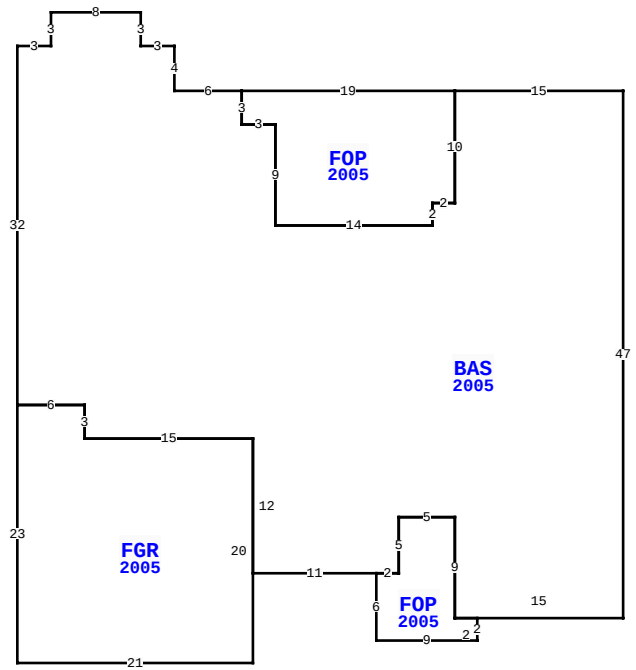
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,970	100	2005	1,970	207,696
FGR	438	55	2005	241	25,408
FOP	71	30	2005	21	2,214
FOP	197	30	2005	59	6,221
TOTALS	2,676			2,291	241,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,291	111.1320	116.69	267,337	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2006 Heated Area: 1970 HX Base Yr 2006



86494 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,539
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		301,539
SOH/AGL Deduction		129,359
ASSESSED VALUE		172,180
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,769
TOTAL JUST VALUE		301,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14588	ELEC OTHER	2,000	03/01/2005
M09329	MECH OTHER	0	02/01/2005
B13311	NEW CONSTR	0	12/31/2004
B0413214	FOUNDATION	3,500	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/1093	11/14/2005	WD	Q	I		201,100
GRANTOR: COPPENBARGER HOMES						
GRANTEE: CLARK SUSAN A						
1229/1724	5/12/2004	WD	U	V	19	132,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2005] W19 S3E3 S9 E14 N2 E2 N10$ S10 W2 S2 W14 N9 W3 N3 W6 N4 W3 N3 W8 S3 W3 S32 FGR=[YR=2005] S23 E21 N20 W15 N3 W6$ E6 S3 E15 S12 E11 FOP=[YR=2005] S6 E9 N2 W2 N9 W5 S5 W2$ E2 N5 E5 S9 E15 N47$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS