LOT 15
HICKORY VILLAGE #3 PB 6/372

COYER CHRISTOPHER & NANCY S
86414 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0015-0000

BUILDING CHARACTERISTICS

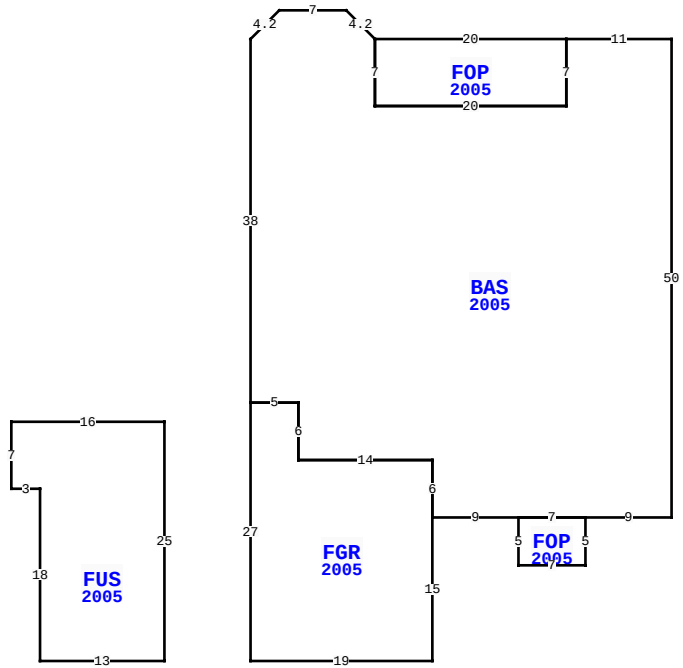
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,946	100	2005	1,946	209,495
FGR	429	55	2005	236	25,406
FOP	35	30	2005	10	1,077
FOP	140	30	2005	42	4,521
FUS	346	100	2005	346	37,248
TOTALS	2,896			2,580	277,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,580	113.7024	119.39	308,026	2005	2005	0	0	0	9.83	90.17

1 SINGLE FAM 100% - 2026 Heated Area: 2292 HX Base Yr 2026



86414 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,747
TOTAL MARKET OB/XF VALUE		56,645
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		394,392
SOH/AGL Deduction		0
ASSESSED VALUE		394,392
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		342,981
TOTAL JUST VALUE		394,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-15888	REPLACE 11 WINDOW		10/21/2022
1700881	REPAIR/RRF	2,300	02/06/2017
B22481	REMODEL	1,000	05/01/2009
B21946	XFOB	5,000	10/01/2008
B21312	SWIM POOL	41,750	04/01/2008
E0514960	ELEC OTHER	2,000	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/333	6/27/2023	WD	Q	I	01	530,000
GRANTOR: WALLACE JAMIE E &						
GRANTEE: COYER CHRISTOPHER &						
1371/0143	12/02/2005	WD	Q	I		215,800
GRANTOR: COPPENBARGER HOMES						
GRANTEE: WALLACE JAMIE E & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W11 S7 W20 N7 U3L3 W7 D3L3 S38 E5 S6 E14 S6 E9 E7 E9 N50 $
FUS=[YR=2005;ORIG=-69,40] E16 S25 W13 N18 W3 N7 $
FGR=[YR=2005;ORIG=-44,38] S27 E19 N15 N6 W14 N6 W5 $
FOP=[YR=2005;ORIG=-11,0] W20 S7 E20 N7 $
FOP=[YR=2005;ORIG=-16,50] S5 E7 N5 W7 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
8	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2008	2008	05	85	51,000	
13	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2010		52	2,600	

LAND DESCRIPTION

TOTAL OB/XF 56,645

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 04/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS