LOT 19
IN OR 1772/191
HICKORY VILLAGE #3 PB 6/372

MCCOY CURTIS WAYNE & AMBER MERI
86388 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0019-0000

BUILDING CHARACTERISTICS

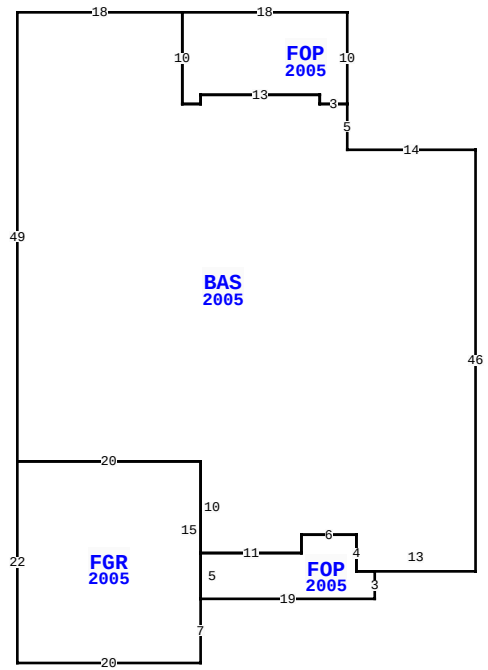
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,387	100	2005	2,387	259,985
FGR	440	55	2005	242	26,358
FOP	103	30	2005	31	3,376
FOP	167	30	2005	50	5,446
TOTALS	3,097			2,710	295,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,710	114.8112	120.55	326,690	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2006 Heated Area: 2387 HX Base Yr 2006



86388 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	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		295,164
TOTAL MARKET OB/XF VALUE		1,740
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		356,904
SOH/AGL Deduction		158,252
ASSESSED VALUE		198,652
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,241
TOTAL JUST VALUE		356,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09527	MECH OTHER	0	03/01/2005
B14573	NEW CONSTR	174,180	02/01/2005
E14447	ELEC OTHER	2,000	02/01/2005
R07241	REPAIR/RRF	3,500	02/01/2005
P0508985	OTHER	0	02/01/2005
B0514452	FOUNDATION	3,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1772/0191	12/22/2011	QC	U	I	11	100
GRANTOR: MCCOY CURTIS WAYNE &						
GRANTEE: MCCOY CURTIS WAYNE						
1377/1449	12/30/2005	WD	Q	I		231,300
GRANTOR: COPPENBARGER HOMES						
GRANTEE: MCCOY CURTIS W & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 N5 FOP=[YR=2005] N10 W18 S10 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N10 W18 S49 FGR=[YR=2005] S22 E20 N7 FOP=[YR=2005] E19 N3 W2 N4 W6 S2 W11 S5$ N15 W20$ E20 S10 E11 N2 E6 S4 E13 N46$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740	

LAND DESCRIPTION

TOTAL OB/XF 1,740

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