LOT 39
IN OR 1563/1040
ESMT OR 1811/258

**WISE JARRETT J & TINA L**
86256 SAND HICKORY TRAIL
YULEE, FL 32097

**2026**

**42-2N-27-435H-0039-0000**

## BUILDING CHARACTERISTICS

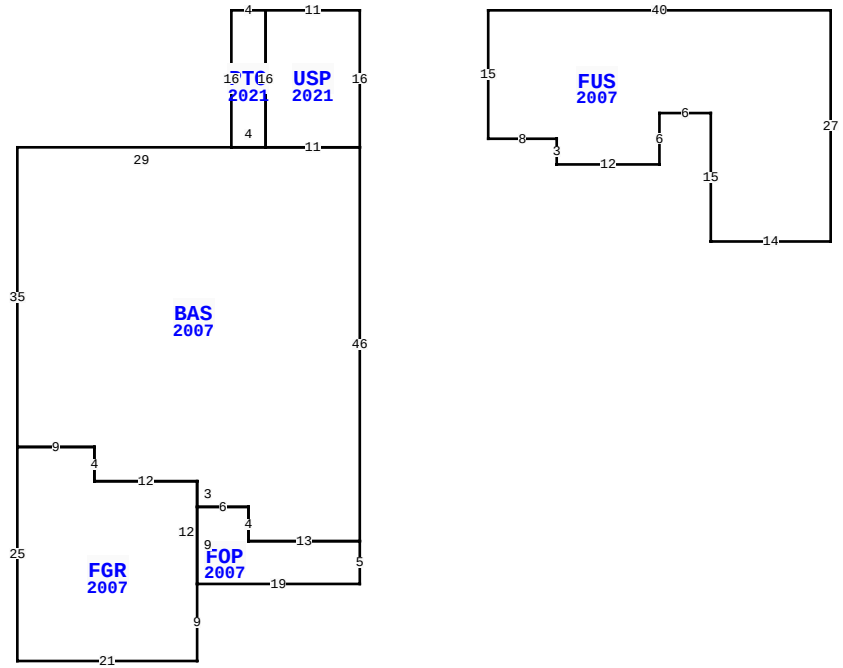
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 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 | 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 | 1,633 | 100 | 2007 | 1,633 | 175,250 |
| FGR | 477 | 55 | 2007 | 262 | 28,118 |
| FOP | 119 | 30 | 2007 | 36 | 3,863 |
| FUS | 786 | 100 | 2007 | 786 | 84,352 |
| PTO | 64 | 5 | 2021 | 3 | 322 |
| USP | 176 | 30 | 2021 | 53 | 5,687 |
| TOTALS | 3,255 | | | 2,773 | 297,593 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,773 | 111.8880 | 117.48 | 325,772 | 2007 | 2007 | 0 | 0 | 0 | 8.65 | 91.35 |

1 SINGLE FAM 100% - 2009 Heated Area: 2419 HX Base Yr 2009




86256 SAND HICKORY TRL, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 03/14/2023 | NW | LGL DATE | | |
| XF DATE | 07/30/2007 | JM | LAND DATE | 03/27/2026 | MLU |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 297,593 |
| TOTAL MARKET OB/XF VALUE | | 1,780 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 359,373 |
| SOH/AGL Deduction | | 137,605 |
| ASSESSED VALUE | | 221,768 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 170,357 |
| TOTAL JUST VALUE | | 359,373 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 377,410 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21007780 | ADDITION | 4,512 | 06/15/2021 |
| 20011101 | REMODEL | 56,019 | 11/13/2020 |
| E18660 | ELEC OTHER | 2,000 | 01/01/2007 |
| M12414 | MECH OTHER | 0 | 01/01/2007 |
| P11815 | OTHER | 0 | 12/01/2006 |
| C18619 | CO ISSUED | 200,838 | 10/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1563/1040 | 4/28/2008 | WD | Q | I | | 257,800 |
| GRANTOR: COPPENBARGER HOMES | | | | | | |
| GRANTEE: WISE JARRETT J & TI | | | | | | |
| 1341/1627 | 8/15/2005 | WD | U | V | 19 | 2,400,000 |
| GRANTOR: MARSH CREEK DEVELOPME | | | | | | |
| GRANTEE: COPPENBARGER HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2021] W11 PTO=[YR=2021] W4 S16 E4 N16$ S16
BAS=[YR=2007] W29 S35 FGR=[YR=2007] S25 E21 N9 FOP=[YR=2007]
E19 N5 W13 N4 W6 S9$ N12 W12 N4 W9$ E9 S4 E12 S3 E6S4 E13 N46
W11$ E11 N16$ PTR= E15 FUS=[YR=2007] E40 S27 W14 N15 W6S6 W12
N3 W8 N15$ W15$.

## EXTRA FEATURES

| L N | 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 | 2007 | 2007 | 3 | 89 | 1,780 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,780

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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