LOT 61
IN OR 2008/2
HICKORY VILLAGE #1 PB 6/369

BYNUM LILA MAE REV LVG TRUST/BYNUM LILA MAE TRUSTE
86108 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0061-0000

BUILDING CHARACTERISTICS

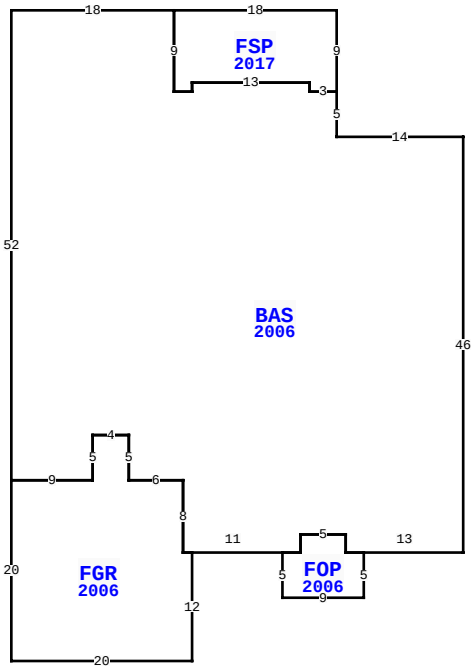
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,473	100	2006	2,473	265,383
FGR	412	55	2006	227	24,360
FOP	55	30	2006	16	1,717
FSP	149	40	2017	60	6,439
TOTALS	3,089			2,776	297,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,776	112.4928	118.12	327,901	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2012 Heated Area: 2473 HX Base Yr 2012



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

86108 SAND HICKORY TRL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,898
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		357,898
SOH/AGL Deduction		159,461
ASSESSED VALUE		198,437
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		142,026
TOTAL JUST VALUE		357,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10280	MECH OTHER	0	09/01/2005
P0509656	OTHER	0	06/01/2005
E0514973	ELEC OTHER	2,000	05/01/2005
C14985	CO ISSUED	173,680	04/01/2005
R07450	REPAIR/RRF	3,500	04/01/2005
B14985	NEW CONSTR	173,680	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2008/0002	9/29/2015	WD	U	I	11	100
GRANTOR: BYNUM LILA M						
GRANTEE: LILA MAE BYNUM REVO						
1401/0403	4/04/2006	WD	Q	I		234,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: BYNUM KERRY W & LIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 N5 FSP=[YR=2017] N9 W18 S9 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N9 W18 S52 FGR=[YR=2006] S20 E20 N12 W1 N8 W6 N5 W4 S5 W9$ E9 N5 E4 S5 E6 S8 E11 FOP=[YR=2006] S5 E9 N5 W2 N2 W5 S2 W2$ E2 N2 E5 S2 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

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	000134	C	RES POND	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