LOT 81
IN OR 1454/1189
HICKORY VILLAGE #1 PB 6/369

HOLLERICH BRANDI L
86039 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

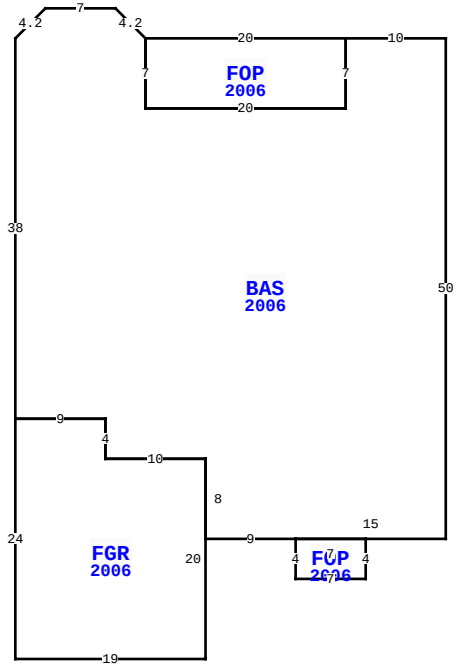
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,852	100	2006	1,852	193,048
FGR	416	55	2006	229	23,870
FOP	28	30	2006	8	834
FOP	140	30	2006	42	4,378
TOTALS	2,436			2,131	222,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	109.6914	115.18	245,449	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2007 Heated Area: 1852 HX Base Yr 2007



86039 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		222,131
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		285,211
SOH/AGL Deduction		116,927
ASSESSED VALUE		168,284
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,873
TOTAL JUST VALUE		285,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11188	MECH OTHER	0	03/01/2006
C16438	CO ISSUED	140,888	01/01/2006
P10560	OTHER	0	01/01/2006
B16438	NEW CONSTR	140,888	01/01/2006
E16093	ELEC OTHER	2,000	11/01/2005
B16352	FOUNDATION	3,500	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/1189	10/25/2006	WD	Q	I		234,700
GRANTOR: COPPENBARGER HOMES						
GRANTEE: HOLLEICH BRANDI L						
1351/1004	9/21/2005	WD	U	V	19	281,600
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W10 FOP=[YR=2006] W20 S7 E20 N7$ S7 W20 N7 L3 U3 W7 D3 L3 S38 FGR=[YR=2006] S24 E19 N20 W10 N4 W9$ E9 S4 E10 S8 E9 FOP=[YR=2006] S4 E7 N4 W7$ E15 N50$.

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	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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