LOT 93
IN OR 1240/497
HICKORY VILLAGE #3 PB 6/372

MORIARTY RANDY J & KIMBERLY R
86453 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0093-0000

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	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

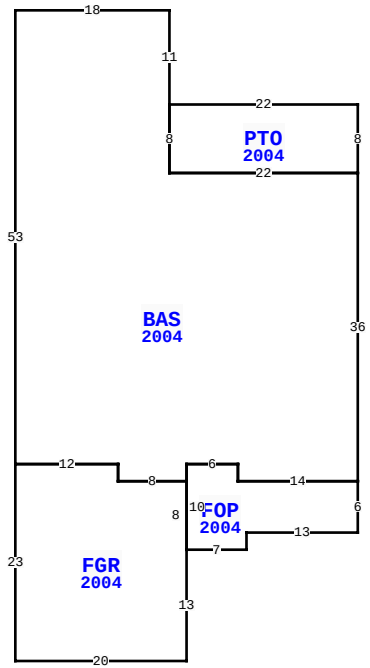
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	2004	1,746	186,076
FGR	444	55	2004	244	26,003
FOP	146	30	2004	44	4,689
PTO	176	5	2004	9	959
TOTALS	2,512			2,043	217,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,043	113.1900	118.85	242,811	2004	2004	0	0	0	10.33	89.67

1 SINGLE FAM 100% - 2015 Heated Area: 1746 HX Base Yr 2015



86453 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		217,729
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		280,739
SOH/AGL Deduction		107,346
ASSESSED VALUE		173,393
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,982
TOTAL JUST VALUE		280,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009334	MTL ROOF	15,000	10/06/2020
B0311768	FOUNDATION	3,500	10/01/2003
B0311855	NEW CONSTR	180,000	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/0497	6/23/2004	WD	Q	I		180,400
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: MORIARTY RANDY J &						
1174/1066	9/23/2003	WD	U	V	19	66,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W22 BAS=[YR=2004] N11 W18 S53 FGR=[YR=2004] S23 E20 N13 FOP=[YR=2004] E7 N2 E13 N6 W14 N2 W6 S10$ N8 W8 N2 W12$ E12 S2 E8 N2 E6 S2 E14 N36 W22 N8$ S8 E22 N8$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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