LOT 217
IN OR 1537/520
HICKORY VILLAGE #4 PB 7/122

MCCANN WILLIAM D & TRACIE M
86373 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0217-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

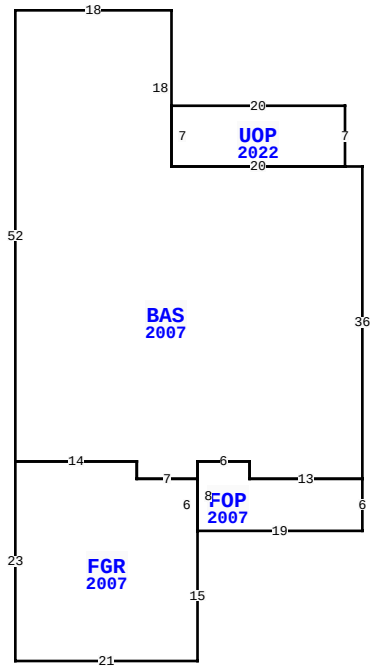
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,724	100	2007	1,724	186,323
FGR	469	55	2007	258	27,884
FOP	126	30	2007	38	4,107
UOP	140	20	2022	28	3,026
TOTALS	2,459			2,048	221,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,048	112.6755	118.31	242,299	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2008 Heated Area: 1724 HX Base Yr 2008



86373 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		221,340
TOTAL MARKET OB/XF VALUE		65,795
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		347,135
SOH/AGL Deduction		118,779
ASSESSED VALUE		228,356
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,945
TOTAL JUST VALUE		347,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009313	ADDITION	24,999	09/29/2021
21003554	SWIM POOL	30,000	03/24/2021
20011424	SOLAR PANELS	31,589	11/19/2020
M13111	MECH OTHER	0	07/01/2007
E19485	ELEC OTHER	2,000	06/01/2007
P12318	OTHER	0	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/0520	11/26/2007	WD	Q	I		182,500
GRANTOR: COPPENBARGER HOMES						
GRANTEE: MCCANN WILLIAM D &						
1341/1627	8/15/2005	WD	U	V	19	2,400,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 UOP=[YR=2022] N7 W20 S7 E20$ W20 N18 W18 S52 FGR=[YR=2007] S23 E21 N15 FOP=[YR=2007] E19 N6 W13 N2 W6 S8$ N6 W7 N2 W14$ E14 S2 E7 N2 E6 S2 E13 N36$.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
4	0911	SCRN RM A	0	100	0	0	975.00	SF	18.00	18.00	100	2022	2022	3	90	15,795	

LAND DESCRIPTION

TOTAL OB/XF 65,795

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