LOT 221
IN OR 2125/481
HICKORY VILLAGE #4 PB 7/122

MURRAY STEPHEN & CAROL
86347 SAND HICKORY TRL
YULEE, FL 32097

2026

42-2N-27-435H-0221-0000

BUILDING CHARACTERISTICS

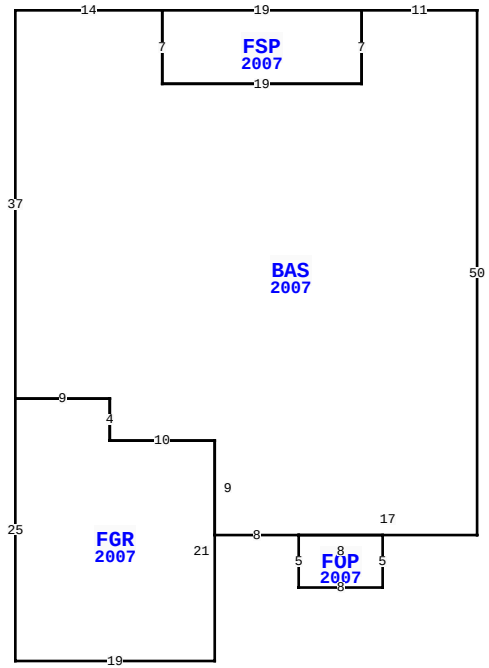
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,860	100	2007	1,860	193,975
FGR	435	55	2007	239	24,925
FOP	40	30	2007	12	1,251
FSP	133	40	2007	53	5,527
TOTALS	2,468			2,164	225,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	108.6624	114.10	246,912	2007	2007	0	0	0	8.60	91.40

1 SINGLE FAM 100% - 2018 Heated Area: 1860 HX Base Yr



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

86347 SAND HICKORY TRL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,678
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		288,793
SOH/AGL Deduction		0
ASSESSED VALUE		288,793
TOTAL EXEMPTION VALUE	13	288,793
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		288,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13013	MECH OTHER	0	06/01/2007
P12317	OTHER	0	04/01/2006
E17213	ELEC OTHER	2,000	04/01/2006
C17461	CO ISSUED	0	03/01/2006
B17461	NEW CONSTR	138,578	03/01/2006
R09106	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2125/0481	6/01/2017	WD	Q	I	01	195,000
GRANTOR: ROBINSON JASON D & AS						
GRANTEE: MURRAY STEPHEN & CA						
1553/1103	3/03/2008	WD	Q	I		205,200
GRANTOR: COPPENBARGER HOMES						
GRANTEE: ROBINSON JASON D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11 FSP=[YR=2007] W19 S7 E19 N7$ S7 W19 N7 W14 S37 FGR=[YR=2007] S25 E19 N21 W10 N4 W9$ E9 S4 E10 S9 E8 FOP=[YR=2007] S5 E8 N5 W8$ E17 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	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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