LOT 225
IN OR 1481/224
HICKORY VILLAGE #4 PB 7/122

WALKER JOANNA & JASON R
86317 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0225-0000

BUILDING CHARACTERISTICS

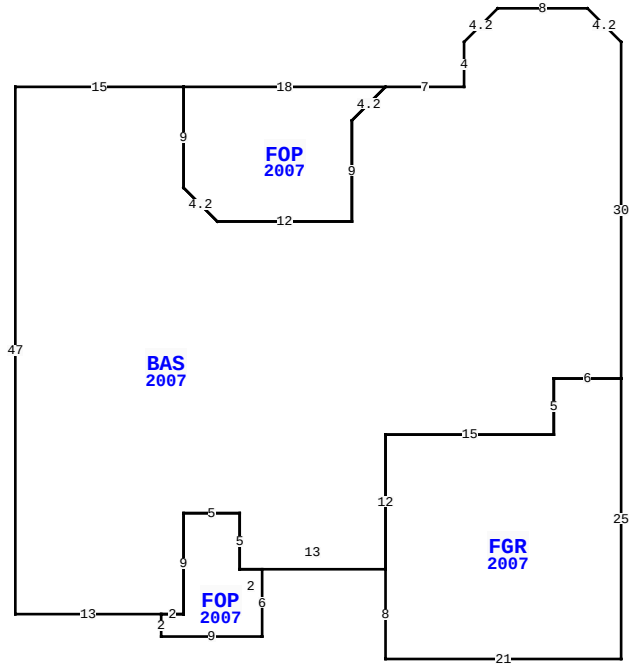
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,984	100	2007	1,984	213,445
FGR	450	55	2007	248	26,681
FOP	71	30	2007	21	2,259
FOP	180	30	2007	54	5,810
TOTALS	2,685			2,307	248,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,307	112.1610	117.77	271,695	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2009 Heated Area: 1984 HX Base Yr 2009



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

86317 SAND HICKORY TRL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,193
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		308,193
SOH/AGL Deduction		115,120
ASSESSED VALUE		193,073
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,662
TOTAL JUST VALUE		308,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611670	H/AC	0	06/01/2006
P11067	OTHER	0	05/01/2006
C17334	CO ISSUED	0	03/01/2006
B17334	NEW CONSTR	147,661	03/01/2006
E16997	ELEC OTHER	2,000	03/01/2006
R09038	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/0224	2/26/2007	WD	Q	I		230,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: WALKER JOANNA & JAS						
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] U3 L3 W8 L3 D3 S4 W7 FOP=[YR=2007] W18 S9
R3 D3 E12 N9 R3 U3 $ D3 L3 S9 W12 U3 L3 N9 W15 S47 E13
FOP=[YR=2007] S2 E9 N6 W2 N5 W5 S9 W2$ E2 N9 E5 S5 E13
FGR=[YR=2007] S8 E21 N25 W6 S5 W15 S12$ N12 E15 N5 E6 N30$.

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	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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS