LOT 229
HICKORY VILLAGE #4 PB 7/122

**LUTZ-KARVONEN MARY NELL**
86285 SAND HICKORY TRAIL
YULEE, FL 32097

**2026**

**42-2N-27-435H-0229-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

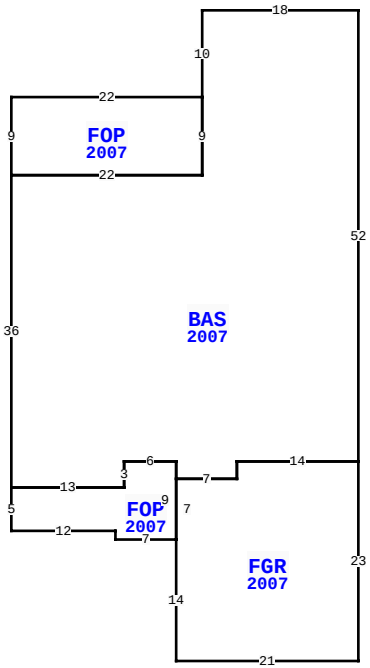
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,715 | 100 | 2007 | 1,715 | 184,505 |
| FGR | 469 | 55 | 2007 | 258 | 27,757 |
| FOP | 120 | 30 | 2007 | 36 | 3,873 |
| FOP | 198 | 30 | 2007 | 59 | 6,347 |
| TOTALS | 2,502 | | | 2,068 | 222,481 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,068 | 112.1610 | 117.77 | 243,548 | 2007 | 2007 | 0 | 0 | 0 | 8.65 | 91.35 |

1 SINGLE FAM 100% - 2024 Heated Area: 1715 HX Base Yr 2024




86285 SAND HICKORY TRL, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 03/14/2023 | NW | LGL DATE | | |
| XF DATE | 02/20/2008 | KK | LAND DATE | 03/27/2026 | MLU |
| INC DATE | | | AG DATE | | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 222,481 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 282,481 |
| SOH/AGL Deduction | | 46,212 |
| ASSESSED VALUE | | 236,269 |
| TOTAL EXEMPTION VALUE | SX WX HX HB | 106,411 |
| BASE TAXABLE VALUE | | 129,858 |
| TOTAL JUST VALUE | | 282,481 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 292,044 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E19486 | ELEC OTHER | 2,000 | 06/01/2007 |
| M13014 | MECH OTHER | 0 | 06/01/2007 |
| P12315 | OTHER | 0 | 04/01/2007 |
| C17450 | CO ISSUED | 0 | 03/01/2006 |
| B17450 | NEW CONSTR | 131,436 | 03/01/2006 |
| R09098 | REPAIR/RRF | 3,500 | 03/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2645/57 | 5/19/2023 | WD | Q | I | 01 | 325,000 |
| GRANTOR: BROWN LUCY STANTON | | | | | | |
| GRANTEE: LUTZ-KARVONEN MARY | | | | | | |
| 2609/0464 | 11/14/2022 | QC | U | I | 11 | 100 |
| GRANTOR: BROWN LEE EDWARD | | | | | | |
| GRANTEE: BROWN LUCY STANTON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W18 S10 FOP=[YR=2007] W22 S9 E22 N9$ S9 W22 S36 FOP=[YR=2007] S5 E12 S1 E7 FGR=[YR=2007] S14 E21 N23 W14 S2 W7 S7$ N9 W6 S3 W13$ E13 N3 E6 S2 E7 N2 E14 N52$ .

## 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 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