LOT 239
IN OR 1969/462
HICKORY VILLAGE #2 PB 7/120

BUI MY T
86201 SAND HICKORY TRAIL
YULEE, FL 32097

**2026**

**42-2N-27-435H-0239-0000**

## BUILDING CHARACTERISTICS

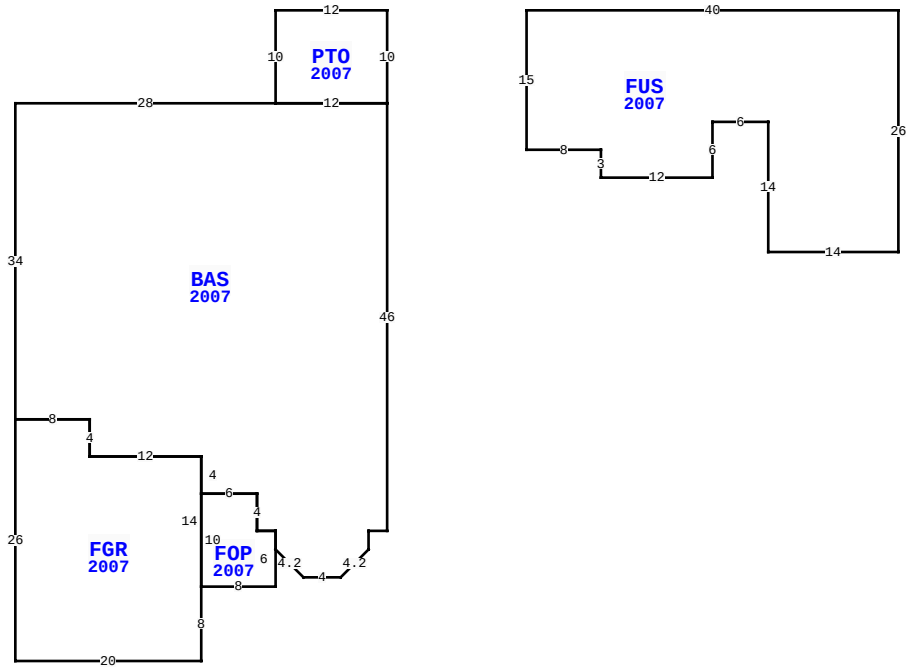
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,665 | 100 | 2007 | 1,665 | 178,684 |
| FGR | 472 | 55 | 2007 | 260 | 27,903 |
| FOP | 72 | 30 | 2007 | 22 | 2,361 |
| FUS | 772 | 100 | 2007 | 772 | 82,850 |
| PTO | 120 | 5 | 2007 | 6 | 644 |
| TOTALS | 3,101 | | | 2,725 | 292,441 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,725 | 111.8880 | 117.48 | 320,133 | 2007 | 2007 | 0 | 0 | 0 | 8.65 | 91.35 |

1 SINGLE FAM 100% - 2018 Heated Area: 2437 HX Base Yr 2018




86201 SAND HICKORY TRL, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 03/14/2023 | NW | LGL DATE | | |
| XF DATE | 07/30/2007 | JM | 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 | | 292,441 |
| TOTAL MARKET OB/XF VALUE | | 3,115 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 355,556 |
| SOH/AGL Deduction | | 104,716 |
| ASSESSED VALUE | | 250,840 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 199,429 |
| TOTAL JUST VALUE | | 355,556 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 368,294 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E18914 | ELEC OTHER | 2,000 | 03/01/2007 |
| M12740 | MECH OTHER | 0 | 03/01/2007 |
| E18914 | ELEC OTHER | 2,000 | 03/01/2007 |
| M12740 | MECH OTHER | 0 | 03/01/2007 |
| P11999 | OTHER | 0 | 01/01/2007 |
| P11999 | OTHER | 0 | 01/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1969/0462 | 3/16/2015 | QC | U | I | 11 | 100 |
| GRANTOR: BUI MY T & PETER Q TA | | | | | | |
| GRANTEE: BUI MY T | | | | | | |
| 1562/0630 | 4/22/2008 | WD | Q | I | | 217,000 |
| GRANTOR: COPPENBARGER HOMES | | | | | | |
| GRANTEE: TA PETER Q & MY T B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2007] W12 S10 BAS=[YR=2007] W28 S34 FGR=[YR=2007] S26 E20 N8 FOP=[YR=2007] E8 N6 W2 N4 W6 S10$ N14 W12 N4 W8$ E8 S4 E12 S4 E6 S4 E2 S2 D3 R3 E4 R3 U3 N2 E2 N46 W12$ E12 N10$ PTR=E15 FUS=[YR=2007] E40 S26 W14 N14 W6 S6 W12 N3 W8 N15$ W15$.

## 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