LOT 247
HICKORY VILLAGE #2 PB 7/120

IVANOVIC FAMILY TRUST/IVANOVIC NICOLA TRUSTEE
86131 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0247-0000

BUILDING CHARACTERISTICS

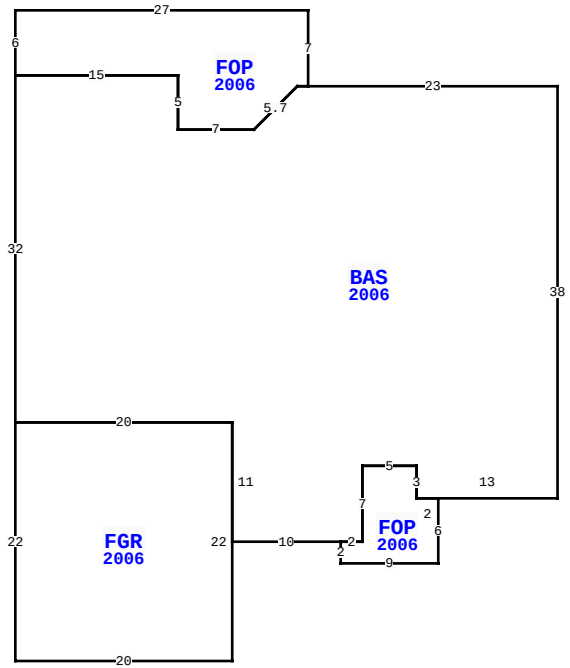
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,772	100	2006	1,772	189,593
FGR	440	55	2006	242	25,892
FOP	61	30	2006	18	1,926
FOP	210	30	2006	63	6,741
TOTALS	2,483			2,095	224,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,095	112.1610	117.77	246,728	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2007 Heated Area: 1772 HX Base Yr 2007



86131 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		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		224,152
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		284,152
SOH/AGL Deduction		121,107
ASSESSED VALUE		163,045
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		106,634
TOTAL JUST VALUE		284,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11436	MECH OTHER	0	04/01/2006
C0516790	CO ISSUED	134,092	11/01/2005
B0516555	FOUNDATION	3,500	11/01/2005
B0516790	NEW CONSTR	134,092	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/1609	3/29/2023	WD	U	I	11	100
GRANTOR: IVANOVIC NICOLA & SIG						
GRANTEE: IVANOVIC FAMILY TRU						
1448/1402	10/02/2006	WD	Q	I		231,600
GRANTOR: COPPENBARGER HOMES						
GRANTEE: IVANOVIC NICOLA & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FOP=[YR=2006] N7 W27 S6 E15 S5 E7 R4 U4 E1$ W1 D4 L4 W7 N5 W15 S32 FGR=[YR=2006] S22 E20 N22 W20$ E20 S11 E10 FOP=[YR=2006] S2 E9 N6 W2 N3 W5 S7 W2$ E2 N7 E5 S3 E13 N38$.

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