

LOT 5
IN OR 2140/1995
HICKORY VILLAGE #1 PB 6/369

NEWELL KENT D & KELLEY A
86480 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	1,651	167,213
FGR	400	55	220	22,281
FOP	59	30	18	1,823
FOP	234	30	70	7,090

TOTALS	2,344	1,959	198,407
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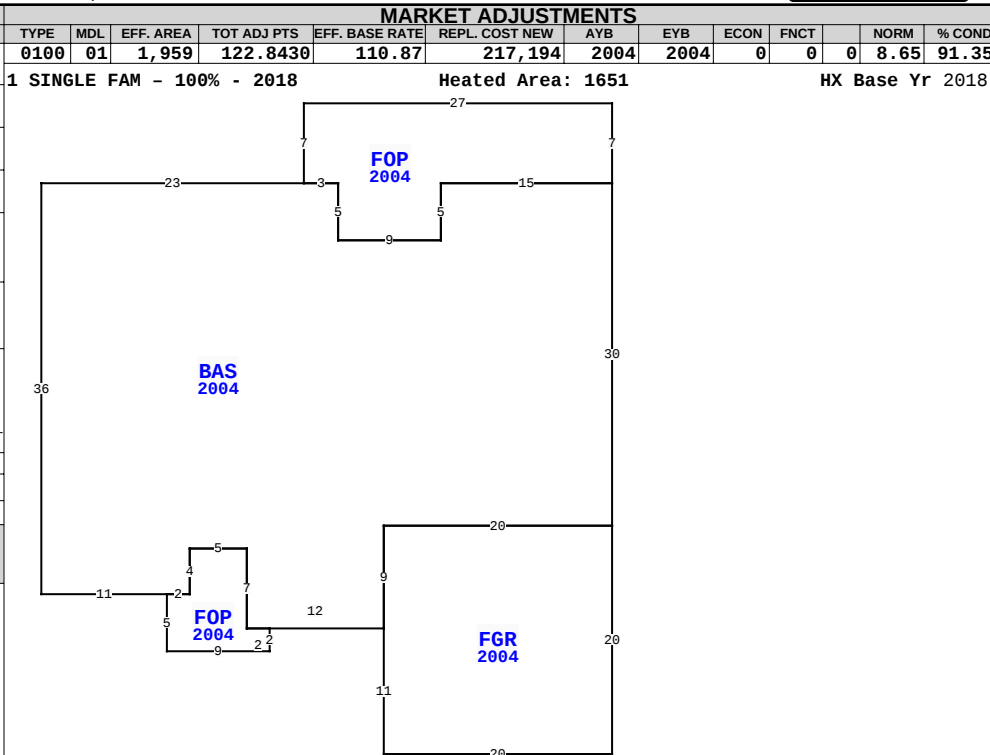
EXTRA FEATURES

L N	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	2004	2004	3	89	3,115
2	0811	CONCRETE B	0	100	0	0		672.00	SF 5.20	5.20	100	2004	2004	3	86	3,005
4	0475	VF 4 SBPL	0	100	0	0		89.00	LF 14.00	14.00	100	2004	2004	3	66	822
5	0470	VNYL GATE	0	100	0	0		1.00	UT 300.00	300.00	100	2004	2004	3	66	198
6	0855	CONC PAVER	0	100	0	0		195.00	SF 10.00	10.00	100	2005	2005	3	87	1,697

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/06/2018 BY SBX



86480 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,407
TOTAL MARKET OB/XF VALUE		8,837
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		262,244
SOH/AGL Deduction		88,450
ASSESSED VALUE		173,794
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,794
TOTAL JUST VALUE		262,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311793	NEW CONSTR	180,000	10/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/1995	8/16/2017	WD	Q	I	02	196,500
GRANTOR: HAYES ANNETTE M						
GRANTEE: NEWELL KENT D & KEL						
2093/1575	9/12/2016	WD	Q	I	01	194,500
GRANTOR: MARCILLE EDWARD S & H						
GRANTEE: HAYES ANNETTE M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W27 S7 BAS=[YR=2004] W23 S36 E11 FOP=[YR=2004] S5 E9 N2 W2 N7 W5 S4 W2\$E2 N4 E5 S7 E12 FGR=[YR=2004] S11 E20 N20 W20 S9\$ N9 E20 N30 W15 S5 W9 N5 W3\$ E3 S5E9 N5 E15 N7\$.

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS