

LOT 12
IN OR 1232/1285
HICKORY VILLAGE #3 PB 6/372

ORTIZCRUZ WILLIAM
86430 SAND HICKORY TR
YULEE, FL 32097

2023

42-2N-27-435H-0012-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

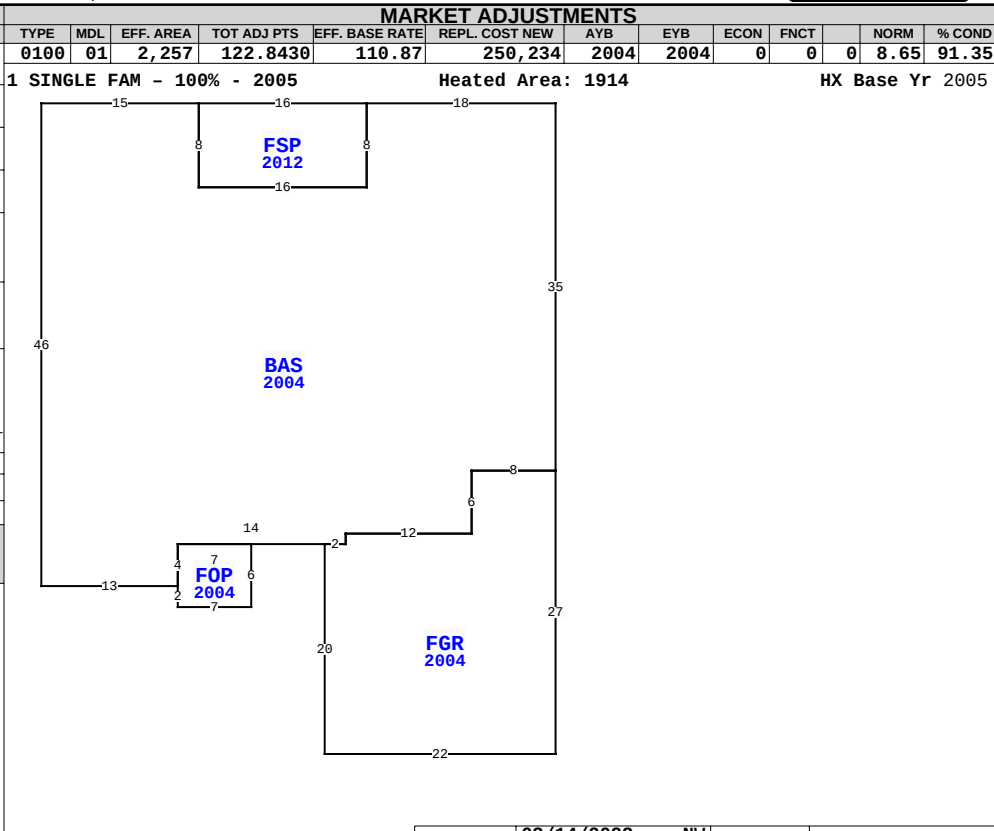
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1,914	193,849
FGR	508	55	279	28,257
FOP	42	30	13	1,316
FSP	128	40	51	5,165
TOTALS	2,592		2,257	228,589

EXTRA FEATURES	
L N	OB/XF CODE

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	0811	CONCRETE B	0 100	0	0	769.00	SF	5.20	5.20	100	2004	2004	3	86	3,439	

LAND DESCRIPTION	
L N	USE CODE
1	000100



86430 SAND HICKORY TRL, YULEE				BLD DATE		03/14/2023		NW		LGL DATE		
				XF DATE						LAND DATE		
				INC DATE		AG DATE						
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
769.00	SF	5.20	5.20	100	2004	2004	3	86	3,439			

TOTAL OB/XF											3,439	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
03 RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			228,589
TOTAL MARKET OB/XF VALUE			3,439
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			287,028
SOH/AGL Deduction			132,591
ASSESSED VALUE			154,437
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			104,437
TOTAL JUST VALUE			287,028
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312073	NEW CONSTR	146,000	12/01/2003
P037451	NEW CONSTR	0	12/01/2003
E0412248	NEW CONSTR	2,000	12/01/2003

SALES DATA	
OFF RECORD Number	DATE
1232/1285	5/24/2004
GRANTOR: MATTAMY (JACKSONVILLE)	
GRANTEE: ORTIZCRUZ WILLIAM &	
1187/1676	11/12/2003
GRANTOR: MARSH CREEK DEVELOPME	
GRANTEE: MATTAMY (JACKSONVIL	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004]	W18 FSP=[YR=2012] W16 S8 E16 N8\$ S8 W16 N8 W15
S46 E13 FOP=[YR=2004]	S2 E7 N6 W7 S4\$ N4 E14 FGR=[YR=2004]
S20 E22 N27 W8 S6 W12 S1 W2\$ E2 N1 E12 N6 E8 N35\$	.