

LOT 14
IN OR 1216/1512
HICKORY VILLAGE #3 PB 6/372

JOHNSTON LARRY S
86418 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0014-0000



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 80
Interior Floo	15	HARDTILE 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

NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,407	100	1,407	151,536
FGR	450	55	248	26,710
FOP	36	30	11	1,185
PTO	150	5	8	861
PTO	90	5	4	431
PTO	170	5	8	861

TOTALS 2,303 1,686 181,585

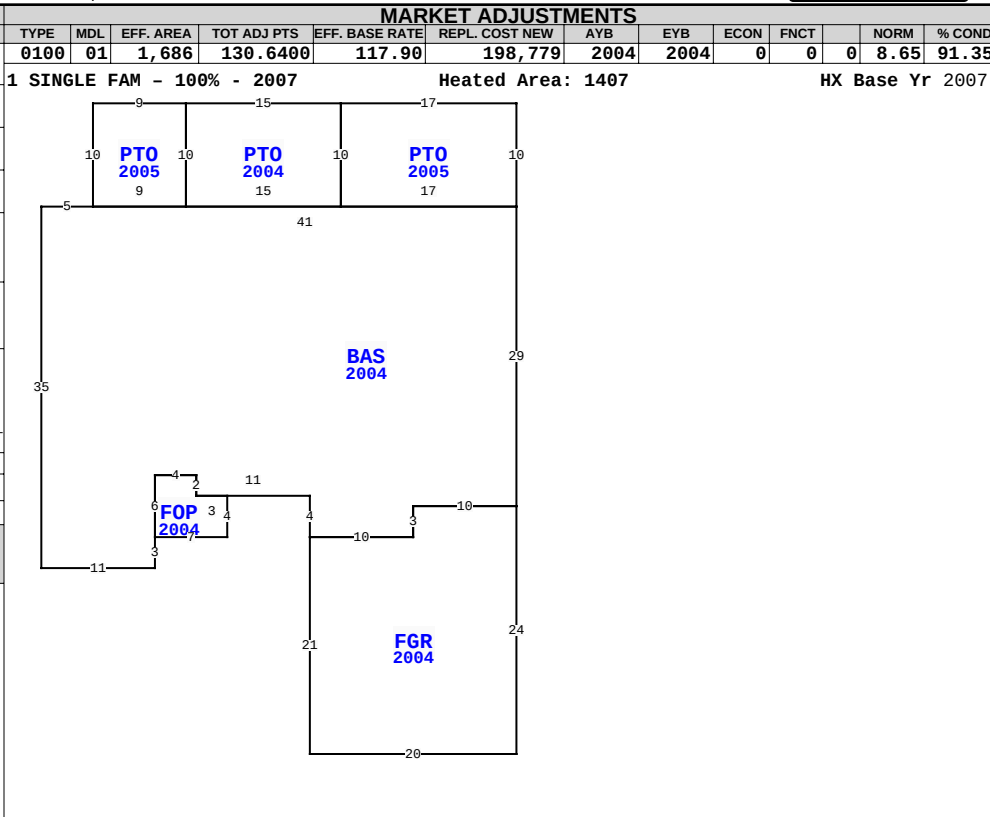
EXTRA FEATURES

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	976.00	SF	5.20	5.20	100	2004	2004	3	86	4,365	
4	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2005	2005	3	44	10,771	
5	0476	VF 6 SBPL	0	100	0	0	109.00	LF	32.00	32.00	100	2005	2005	3	69	2,407	
6	0479	VF PICKET	0	100	0	0	78.00	LF	10.00	10.00	100	2005	2005	3	69	538	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414	
8	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25	7.25	100	2005	2005	3	87	3,785	

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		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



86418 SAND HICKORY TRL, YULEE

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

TOTAL OB/XF 25,395

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		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,585
TOTAL MARKET OB/XF VALUE		25,395
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		261,980
SOH/AGL Deduction		114,229
ASSESSED VALUE		147,751
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		92,751
TOTAL JUST VALUE		261,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514786	SWIM POOL	26,000	01/01/2005
B0311906	NEW CONSTR	134,000	11/01/2003

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/1512	3/19/2004	WD	Q	I		141,700

GRANTOR: MATTAMY (JACKSONVILLE)

GRANTEE: JOHNSTON LARRY S

1179/1761 10/10/2003 WD U V 19 66,000

GRANTOR: MARSH CREEK DEVELOPME

GRANTEE: MATTAMY (JACKSONVIL

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W17 PTO=[YR=2004] W15 PTO=[YR=2005] W9 S10
BAS=[YR=2004] W5 S35 E11 N3 FOP=[YR=2004] E7 N4 W3 N2 W4 S6\$
N6 E4 S2 E11 S4 FGR=[YR=2004] S21 E20 N24 W10 S3 W10\$ E10 N3
E10 N29 W41\$ E9 N10\$ S10 E15 N10\$ S10 E17 N10\$.

PRINTED 08/02/2023 BY SYS