

LOT 50
IN OR 2150/1897
HICKORY VILLAGE #2 PB 7/120

EDMUND GEORGE P & LINDA M
86184 SAND HICKORY TRL
YULEE, FL 32097

2023

42-2N-27-435H-0050-0000



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	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
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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	1,894	100	1,894	193,924
FGR	528	55	290	29,692
FOP	42	30	13	1,331
FOP	128	30	38	3,891

TOTALS	2,592	2,235	228,838
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20
3	0851	PATIO STON	0	100	15	9	135.00	SF	0.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00

REVIEW DATE	06/06/2018	BY	SBX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,235	122.8430	110.87	247,794	2006	2006	0	0	0	92.35

1 SINGLE FAM - 100% - 2018

Heated Area: 1894

HX Base Yr 2018

The site map illustrates a residential property layout. The main lot, labeled 'BAS 2006', measures 34 units by 46 units. It contains three smaller lots: 'FOP 2006' (16x16) at the top, 'FGR 2006' (12x9) at the bottom left, and another 'FOP 2006' (6x7) at the bottom right. The map includes various boundary lines, a driveway, and a fence line. Dimensions for each lot and the main lot are provided.

86184 SAND HICKORY TRL, YULEE	BLD DATE	03/14/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20	5.20	100	2006	2006	3	88	3,546	
3	0851	PATIO STON	0	100	15	9	135.00	SF	0.75	0.75	100	2008	2008	3	90	91	

TOTAL OB/XF										5,457									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		228,838	
TOTAL MARKET OB/XF VALUE		5,457	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		289,295	
SOH/AGL Deduction		97,806	
ASSESSED VALUE		191,489	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		141,489	
TOTAL JUST VALUE		289,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,546	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15975	NEW CONSTR	0	02/03/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2150/1897	10/10/2017	WD	Q	I	02	199,000	
GRANTOR: TRAN HUONG T &							
GRANTEE: EDMUND GEORGE P & L							
1391/1655	2/27/2006	WD	Q	I		231,400	
GRANTOR: MATTAMY (JACKSONVILLE)							
GRANTEE: TRAN HUONG T & PHUC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W15 FOP=[YR=2006] W16 S8 E16 N8\$ S8 W16 N8 W18 S34 FGR=[YR=2006] S28 E22 N20 W2 N2 W12 N6 W8\$ E8 S6 E12 S2 E9 FOP=[YR=2006] S6 E7 N6 W7\$ E7 S4 E13 N46\$.									