LOT 54
IN OR 1935/929
HICKORY VILLAGE #2 PB 7/120

KEEN DARIN JR
86158 SAND HICKORY TRAIL
YULEE, FL 32097

**2023**

**42-2N-27-435H-0054-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

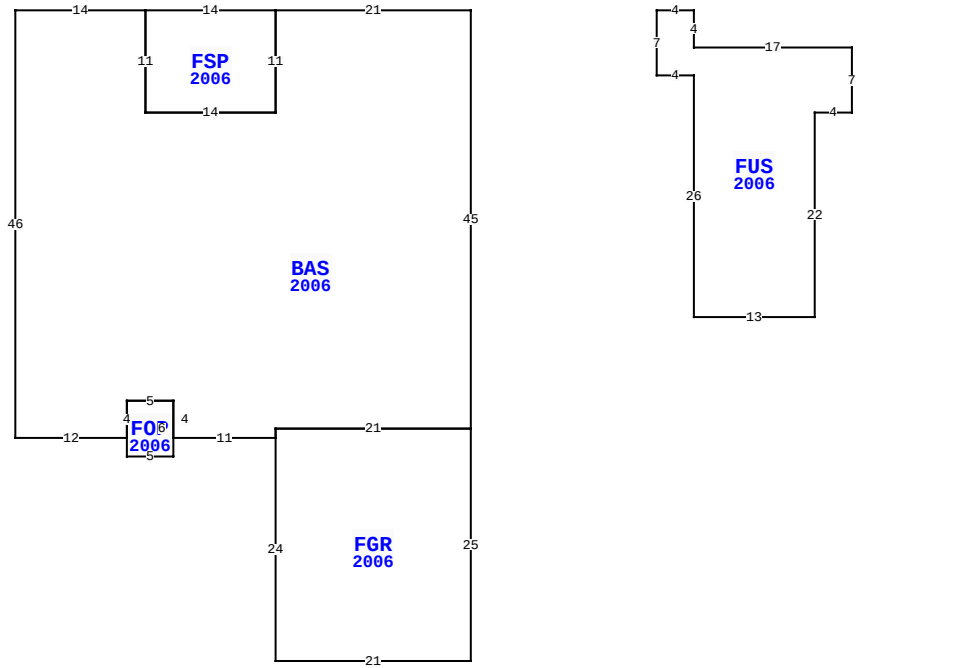
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,059 | 100 | 2,059 | 223,626 |
| FGR | 525 | 55 | 289 | 31,388 |
| FOP | 30 | 30 | 9 | 977 |
| FSP | 154 | 40 | 62 | 6,734 |
| FUS | 433 | 100 | 433 | 47,028 |
| TOTALS | 3,201 | | 2,852 | 309,752 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,852 | 127.3418 | 114.93 | 327,780 | 2006 | 2011 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SINGLE FAM – 100% - 2015 Heated Area: 2492 HX Base Yr 2015




86158 SAND HICKORY TRL, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 03/14/2023 | NW | LGL DATE | | |
| XF DATE | 03/20/2007 | JM | LAND DATE | 03/20/2007 | JM |
| INC DATE | | | AG DATE | | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 309,752 |
| TOTAL MARKET OB/XF VALUE | | 3,556 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 368,308 |
| SOH/AGL Deduction | | 153,045 |
| ASSESSED VALUE | | 215,263 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 165,263 |
| TOTAL JUST VALUE | | 368,308 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 302,492 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21006752 | REPAIR/RRF | 16,149 | 06/22/2021 |
| E11916 | MECH OTHER | 0 | 08/01/2006 |
| E0617459 | ELEC OTHER | 2,000 | 06/01/2006 |
| P0611202 | OTHER | 0 | 06/01/2006 |
| C17862 | CO ISSUED | 278,000 | 05/01/2006 |
| R09357 | REPAIR/RRF | 3,500 | 05/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1935/0929 | 8/25/2014 | SW | Q | I | 01 | 210,000 |
| GRANTOR: FANNIE MAE | | | | | | |
| GRANTEE: KEEN DARIN JR | | | | | | |
| 1916/0975 | 5/09/2014 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FEDERAL NATIONAL MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W21 FSP=[YR=2006] W14 S11 E14 N11$ S11 W14 N11 W14 S46 E12 FOP=[YR=2006] S2 E5 N6 W5 S4$ N4 E5 S4 E11 FGR=[YR=2006] S24 E21 N25 W21 S1$ N1 E21 N45$ PTR=E20 FUS=[YR=2006] E4 S4 E17 S7 W4 S22 W13 N26W4 N7$ W20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 777.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 88 | 3,556 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,556

| 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 | 000134 | C | SFR POND | 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 Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS