LOT 64
IN OR 1719/1
HICKORY VILLAGE #1 PB 6/369

CAMPBELL FAMILY TRUST/CAMPBELL ROBERT G TRUSTEE
1540 6TH STREET
MANHATTAN BEACH, CA 90266

2023

42-2N-27-435H-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

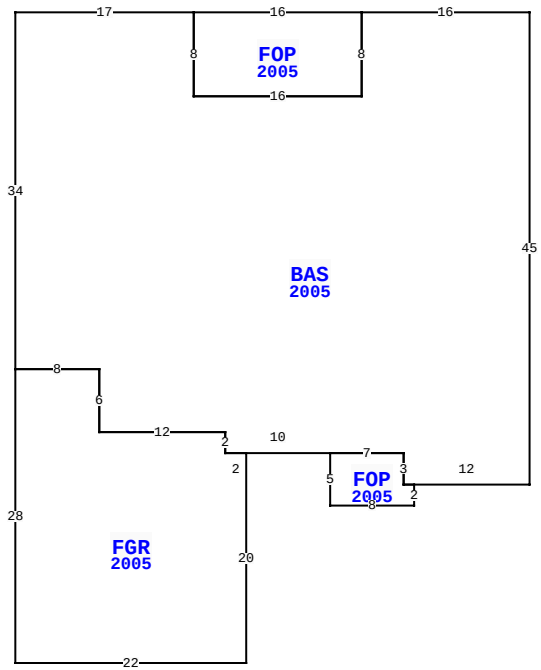
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,878	100	1,878	191,245
FGR	528	55	290	29,532
FOP	37	30	11	1,121
FOP	128	30	38	3,870
TOTALS	2,571		2,217	225,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,217	122.8430	110.87	245,799	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 0 Heated Area: 1878 HX Base Yr



86088 SAND HICKORY TRL, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	225,766
TOTAL MARKET OB/XF VALUE	3,438
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	284,204
SOH/AGL Deduction	41,961
ASSESSED VALUE	242,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,243
TOTAL JUST VALUE	284,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09314	MECH OTHER	0	02/01/2005
E0514119	ELEC OTHER	2,000	02/01/2005
P0508905	OTHER	0	02/01/2005
R046941	NEW CONSTR	1,500	12/01/2004
B0414163	NEW CONSTR	176,125	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1719/0001	12/30/2010	WD	U	I	11	147,000
GRANTOR: DARI HOMES LLC &						
GRANTEE: CAMPBELL ROBERT G &						
1682/1042	6/14/2010	CT	U	I	18	123,000
GRANTOR: CLERK OF COURT						
GRANTEE: DARI HOMES LLC & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 FOP=[YR=2005] W16 S8 E16 N8$ S8 W16 N8 W17 S34 FGR=[YR=2005] S28 E22 N20 W2 N2 W12 N6 W8$ E8 S6 E12 S2 E10 FOP=[YR=2005] S5 E8 N2 W1 N3 W7$ E7 S3 E12 N45$.

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	0	0	0	760.00	SF	5.20	5.20	100	2005	2005	3	87	3,438	

LAND DESCRIPTION

TOTAL OB/XF 3,438

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	000100	C	SFR	0		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