LOT 74
IN OR 1313/163
HICKORY VILLAGE #1 PB 6/369

MEADOWS JEFFREY A & KIMBERLY F
86022 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0074-0000

BUILDING CHARACTERISTICS

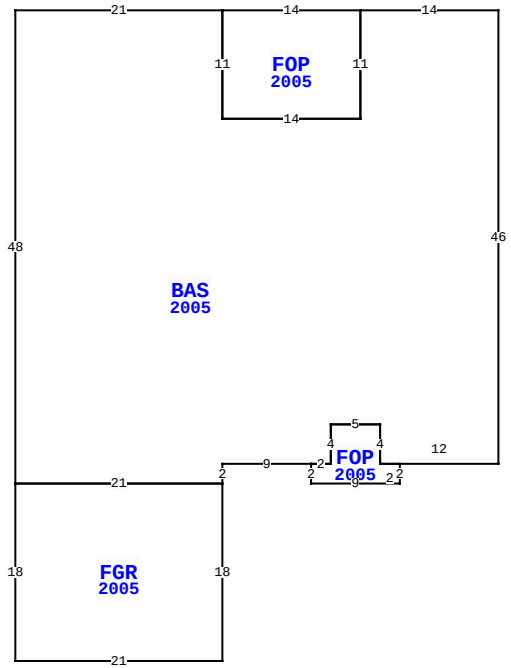
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,122	100	2,122	212,116
FGR	378	55	208	20,792
FOP	38	30	11	1,099
FOP	154	30	46	4,598
TOTALS	2,692		2,387	238,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,387	120.5890	108.83	259,777	2005	2005	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2006 Heated Area: 2122 HX Base Yr 2006



86022 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,605
TOTAL MARKET OB/XF VALUE		7,827
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		301,432
SOH/AGL Deduction		137,719
ASSESSED VALUE		163,713
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,713
TOTAL JUST VALUE		301,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514120	ELEC OTHER	2,000	02/01/2005
M0509166	MECH OTHER	0	02/01/2005
P0408822	OTHER	0	12/01/2004
R046939	REPAIR/RRF	1,500	12/01/2004
B0414162	NEW CONSTR	182,900	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/0163	4/28/2005	WD	Q	I		183,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: MEADOWS JEFFREY A &						
1274/1081	11/17/2004	WD	U	V	19	950,400
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JAX) PARTN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] W14 S11 E14 N11$ S11 W14 N11 W21 S48 FGR=[YR=2005] S18 E21 N18 W21$ E21 N2 E9 FOP=[YR=2005] S2 E9 N2 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E12 N46$.

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	793.00	SF	5.20	5.20	100	2005	2005	3	87	3,588	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444	
3	0476	VF 6 SBPL	0	100	0	0	134.00	LF	32.00	32.00	100	2007	2007	3	74	3,173	
4	0479	VF PICKET	0	100	0	0	84.00	LF	10.00	10.00	100	2007	2007	3	74	622	

LAND DESCRIPTION

TOTAL OB/XF 7,827

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