

LOT 211
IN OR 1988/1515
HICKORY VILLAGE #3 PB 6/372

CAGLE JOHN M & MEGAN H
86421 SAND HICKORY TRAIL
YULEE, FL 32097

2023

42-2N-27-435H-0211-0000



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 Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,915	100	1,915	199,620
FGR	400	55	220	22,933
FOP	35	30	10	1,042
FOP	140	30	42	4,378
FUS	354	100	354	36,901

TOTALS 2,844 2,541 264,875

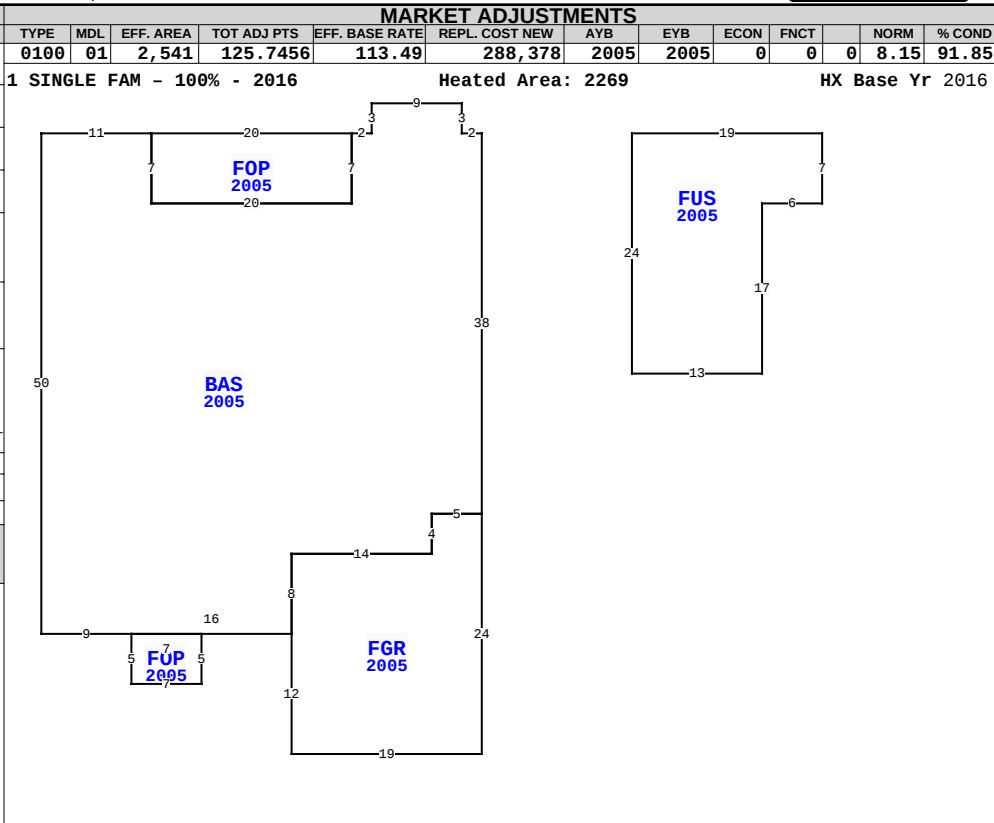
EXTRA FEATURES

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	0855	CONC PAVER	0 100	20	3	60.00	SF	7.00	7.00	100	2005	2005	3	87	365	
2	0476	VF 6 SBPL	0 100	0	0	92.00	LF	32.00	32.00	100	2005	2005	3	69	2,031	
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207	
4	0811	CONCRETE B	0 100	0	0	979.00	SF	5.20	5.20	100	2005	2005	3	87	4,429	

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 06/13/2018 BY SBX



86421 SAND HICKORY TRL, YULEE

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

LAND DATE
AG DATE

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4	0811	CONCRETE B	0 100	0	0	979.00	SF	5.20	5.20	100	2005	2005	3	87	4,429	

TOTAL OB/XF 7,032

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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		264,875
TOTAL MARKET OB/XF VALUE		7,032
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		326,907
SOH/AGL Deduction		132,226
ASSESSED VALUE		194,681
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,681
TOTAL JUST VALUE		326,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09335	MECH OTHER	0	02/01/2005
B0413781	FOUNDATION	3,500	10/01/2004
B0413842	NEW CONSTR	160,919	10/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1988/1515	6/24/2015	WD	Q	I	01	190,000

GRANTOR: MCNEIL DANIEL
GRANTEE: CAGLE JOHN M & MEGA
1812/0383 8/31/2012 QC U I 11 100
GRANTOR: MCNEIL SANDRA E
GRANTEE: MCNEIL DANIEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 N3 W9 S3 W2 FOP=[YR=2005] W20 S7 E20 N7\$ S7 W20 N7 W11 S50 E9 FOP=[YR=2005] S5 E7 N5 W7\$ E16 FGR=[YR=2005] S12 E19 N24 W5 S4 W14 S8\$ N8 E14 N4 E5 N38\$ PTR=E15 FUS=[YR=2005] E19 S7 W6 S17 W13 N24\$ W15\$.

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