LOT 5
IN OR 2140/1995
HICKORY VILLAGE #1 PB 6/369

NEWELL KENT D & KELLEY A
86480 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0005-0000

BUILDING CHARACTERISTICS

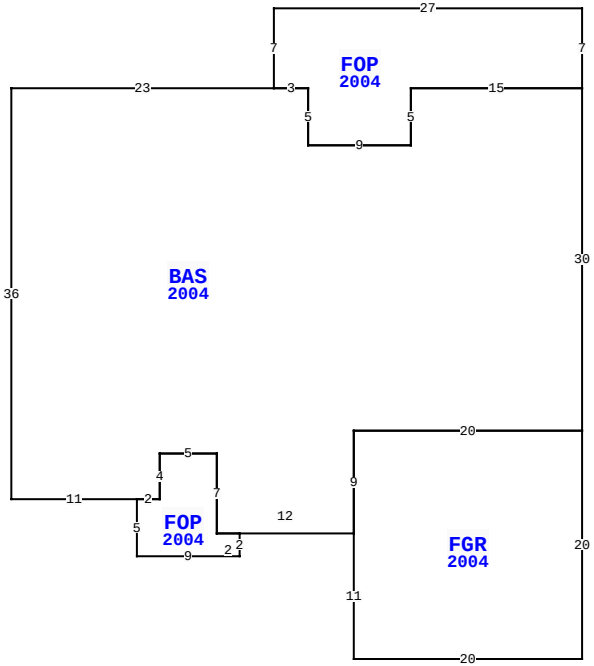
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,651	100	1,651	175,043
FGR	400	55	220	23,325
FOP	59	30	18	1,909
FOP	234	30	70	7,422
TOTALS	2,344		1,959	207,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	122.8430	116.70	228,615	2004	2004	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2018 Heated Area: 1651 HX Base Yr 2018



86480 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		207,697
TOTAL MARKET OB/XF VALUE		8,681
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		271,378
SOH/AGL Deduction		92,370
ASSESSED VALUE		179,008
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,008
TOTAL JUST VALUE		271,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311793	NEW CONSTR	180,000	10/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/1995	8/16/2017	WD	Q	I	02	196,500
GRANTOR: HAYES ANNETTE M						
GRANTEE: NEWELL KENT D & KEL						
2093/1575	9/12/2016	WD	Q	I	01	194,500
GRANTOR: MARCILLE EDWARD S & H						
GRANTEE: HAYES ANNETTE M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W27 S7 BAS=[YR=2004] W23 S36 E11 FOP=[YR=2004] S5 E9 N2 W2 N7 W5 S4 W2$E2 N4 E5 S7 E12 FGR=[YR=2004] S11 E20 N20 W20 S9$ N9 E20 N30 W15 S5 W9 N5 W3$ E3 S5E9 N5 E15 N7$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	2004	2004	3	84	2,935	
3	0475	VF 4 SBPL	0	100	0	0	89.00	LF	14.00	14.00	100	2004	2004	3	64	797	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	64	192	
5	0855	CONC PAVER	0	100	0	0	195.00	SF	10.00	10.00	100	2005	2005	3	86	1,677	

LAND DESCRIPTION

TOTAL OB/XF 8,681

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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS