

LOT 14
IN OR 1216/1512
HICKORY VILLAGE #3 PB 6/372

JOHNSTON LARRY S
86418 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0014-0000



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	15	HARDTILE 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	1,407	100	1,407	158,645
FGR	450	55	248	27,963
FOP	36	30	11	1,240
PTO	150	5	8	902
PTO	90	5	4	451
PTO	170	5	8	902

TOTALS 2,303 1,686 190,103

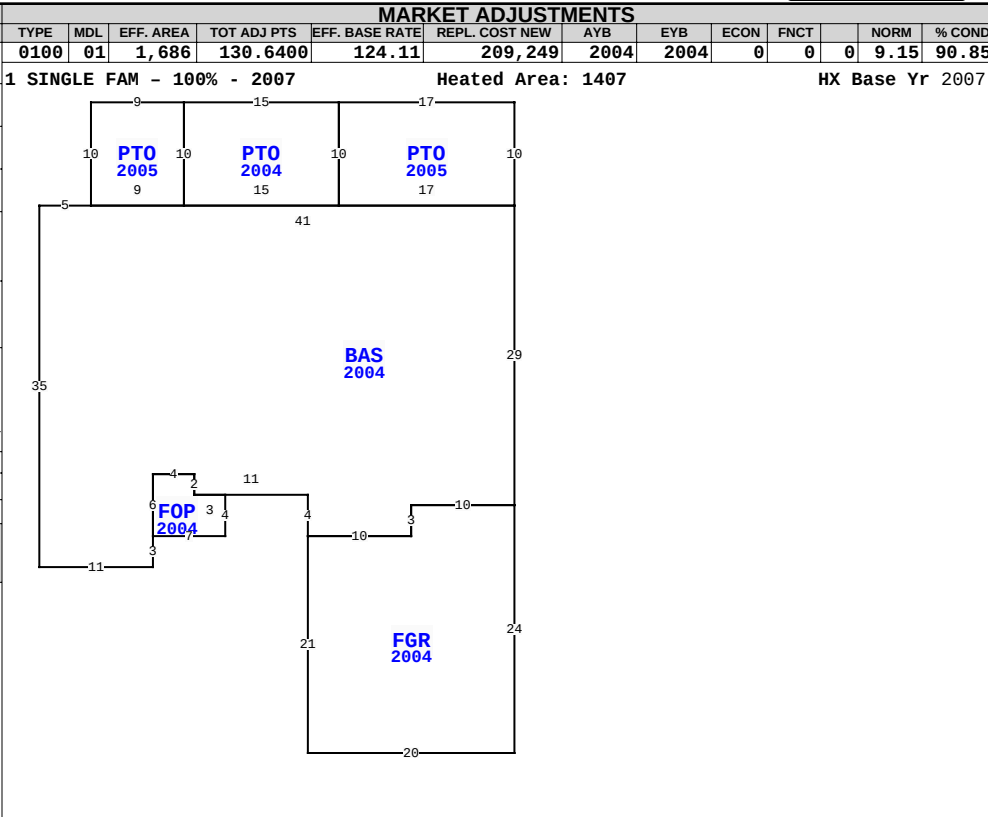
EXTRA FEATURES

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	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	976.00	SF	5.20	5.20	100	2004	2004	3	84	4,263	
3	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2005	2005	3	40	9,792	
4	0476	VF 6 SBPL	0	100	0	0	109.00	LF	32.00	32.00	100	2005	2005	3	66	2,302	
5	0479	VF PICKET	0	100	0	0	78.00	LF	10.00	10.00	100	2005	2005	3	66	515	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	66	396	
7	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25	7.25	100	2005	2005	3	86	3,741	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 02/15/2024 BY KBA



86418 SAND HICKORY TRL, YULEE

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

TOTAL OB/XF 24,089

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	

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		190,103
TOTAL MARKET OB/XF VALUE		24,089
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		269,192
SOH/AGL Deduction		117,008
ASSESSED VALUE		152,184
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		97,184
TOTAL JUST VALUE		269,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514786	SWIM POOL	26,000	01/01/2005
B0311906	NEW CONSTR	134,000	11/01/2003

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/1512	3/19/2004	WD	Q	I		141,700

GRANTOR: MATTAMY (JACKSONVILLE)

GRANTEE: JOHNSTON LARRY S

1179/1761 10/10/2003 WD U V 19 66,000

GRANTOR: MARSH CREEK DEVELOPME

GRANTEE: MATTAMY (JACKSONVIL

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W17 PTO=[YR=2004] W15 PTO=[YR=2005] W9 S10
BAS=[YR=2004] W5 S35 E11 N3 FOP=[YR=2004] E7 N4 W3 N2 W4 S6\$
N6 E4 S2 E11 S4 FGR=[YR=2004] S21 E20 N24 W10 S3 W10\$ E10 N3
E10 N29 W41\$ E9 N10\$ S10 E15 N10\$ S10 E17 N10\$.

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