

LOT 17
IN OR 2243/1411
HICKORY VILLAGE #3 PB 6/372

REED JAMIE P & DAVID E JR
86400 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 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.	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	236	100	236	25,730
BAS	2,231	100	2,231	243,237
FGR	242	55	133	14,500
FGR	457	55	251	27,366
FOP	36	30	11	1,200
FOP	36	30	11	1,200
FOP	80	30	24	2,617
FSP	404	40	162	17,662

TOTALS 3,722 3,059 333,510

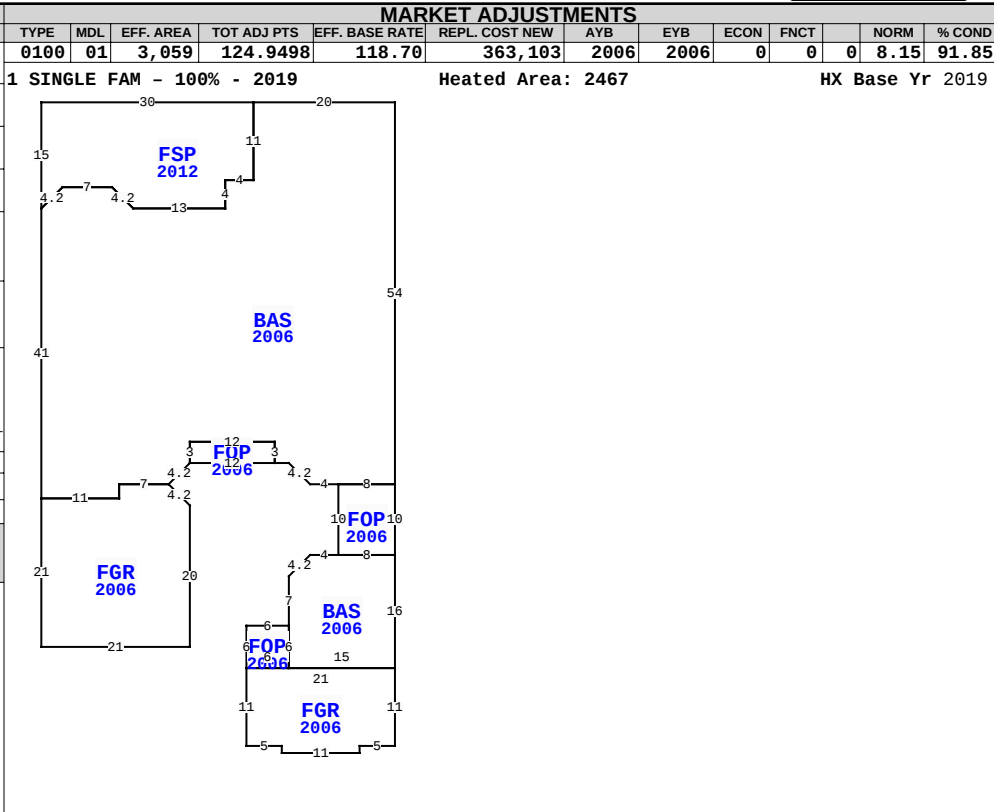
EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,105.00	SF	4.00	4.00	100	2006	2006	3	87	3,845	
2	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	100	2006	2006	3	87	3,045	
4	0861	POOL GUNIT	0	100	25	13	325.00	SF	85.00	85.00	100	2020	2020	3	93	25,691	
5	0855	CONC PAVER	0	100	0	0	599.00	SF	10.00	10.00	100	2020	2020	3	99	5,930	

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	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 02/11/2020 BY NW



86400 SAND HICKORY TRL, YULEE

BLD DATE 03/14/2023 NW LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

TOTAL OB/XF 38,511

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR DENSITY DECL FRZ YR CONSRV

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NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				333,510		
TOTAL MARKET OB/XF VALUE				38,511		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				427,021		
SOH/AGL Deduction				172,402		
ASSESSED VALUE				254,619		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				204,619		
TOTAL JUST VALUE				427,021		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				412,774		