LOT 22
IN OR 1716/395
HICKORY VILLAGE #4 PB 7/122

WEBBER PATRICK
86368 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

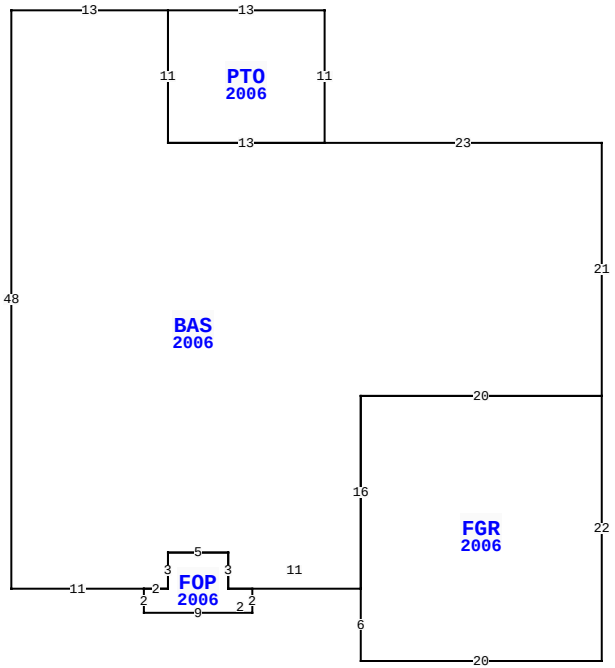
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,621	100	1,621	173,754
FGR	440	55	242	25,939
FOP	33	30	10	1,072
PTO	143	5	7	750
TOTALS	2,237		1,880	201,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	122.8430	116.70	219,396	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2007 Heated Area: 1621 HX Base Yr 2007



86368 SAND HICKORY TRL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,515
TOTAL MARKET OB/XF VALUE		3,357
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		259,872
SOH/AGL Deduction		119,779
ASSESSED VALUE		140,093
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,093
TOTAL JUST VALUE		259,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516782	CO ISSUED	121,103	02/01/2006
B0516782	NEW CONSTR	121,103	02/01/2006
M10990	MECH OTHER	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1716/0395	12/08/2010	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: WEBBER PATRICK HAMI						
1473/1461	1/23/2007	WD	U	I	21	209,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: WEBBER PATRICK & CR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 PTO=[YR=2006] N11 W13 S11 E13$ W13 N11 W13 S48 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2006] S6 E20 N22 W20 S16$ N16 E20 N21$.

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	742.00	SF	5.20	5.20	100	2006	2006	3	87	3,357	

LAND DESCRIPTION

TOTAL OB/XF 3,357

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		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