LOT 25
HICKORY VILLAGE #4 PB 7/122

SHIELDS JOSEPH R & CHELSEA M
86346 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0025-0000

BUILDING CHARACTERISTICS

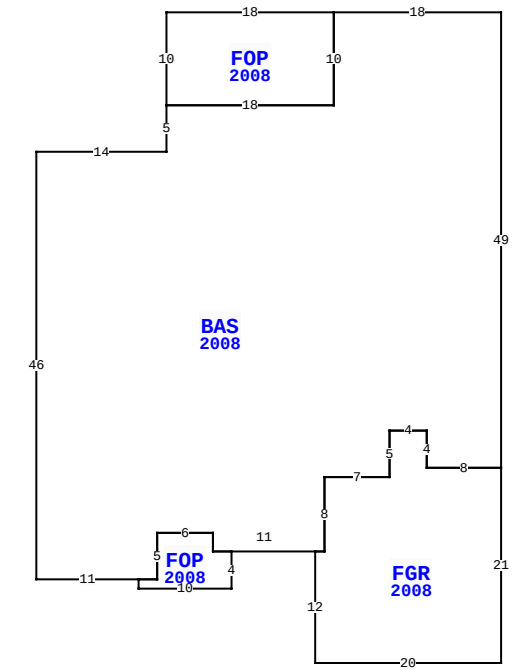
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,357	100	2,357	252,484
FGR	420	55	231	24,745
FOP	46	30	14	1,500
FOP	180	30	54	5,785
TOTALS	3,003		2,656	284,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,656	121.4400	115.37	306,423	2008	2008	0	0	0	7.15	92.85

1 SINGLE FAM – 0% - 0 Heated Area: 2357 HX Base Yr



86346 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	284,514
TOTAL MARKET OB/XF VALUE	8,397
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	347,911
SOH/AGL Deduction	33,447
ASSESSED VALUE	314,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,464
TOTAL JUST VALUE	347,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14022	MECH OTHER	0	07/01/2008
E20869	ELEC OTHER	2,000	06/01/2008
C21369	CO ISSUED	0	04/01/2008
P13179	OTHER	0	04/01/2008
R11232	REPAIR/RRF	8,000	04/01/2008
B21369	NEW CONSTR	199,782	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1434	6/19/2020	WD	Q	I	01	272,500
GRANTOR: WIEDER JOSHUA & KORI						
GRANTEE: SHIELDS JOSEPH R &						
2268/1117	4/12/2019	WD	Q	I	01	252,500
GRANTOR: DIXON ORVILLE & TELEC						
GRANTEE: WIEDER JOSHUA & KOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 FOP=[YR=2008] W18 S10 E18 N10$ S10 W18 S5 W14 S46 E11 FOP=[YR=2008] S1 E10 N4 W2 N2 W6 S5 W2$ E2 N5 E6 S2 E11 FGR=[YR=2008] S12 E20 N21 W8 N4 W4 S5 W7 S8 W1$ E1 N8 E7 N5 E4 S4 E8 N49$.

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	0	0	0	664.00	SF	5.20	5.20	100	2008	2008	3	89	3,073	
2	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	2008	2008	3	89	451	
3	0476	VF 6 SBPL	0	0	0	0	188.00	LF	32.00	32.00	100	2011	2011	3	81	4,873	

LAND DESCRIPTION

TOTAL OB/XF 8,397

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	0		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