LOT 29
HICKORY VILLAGE #4 PB 7/122

LAMMERS RICHARD S
86318 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

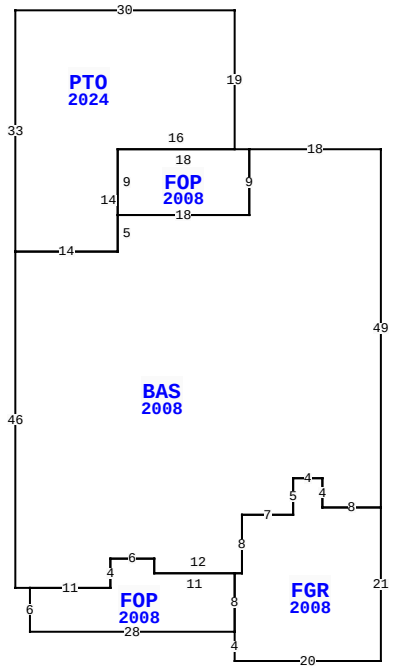
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,376	100	2,376	254,519
FGR	420	55	231	24,745
FOP	162	30	49	5,249
FOP	214	30	64	6,856
PTO	766	5	38	4,071
TOTALS	3,938		2,758	295,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,758	121.4400	115.37	318,190	2008	2008	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2021 Heated Area: 2376 HX Base Yr 2021



86318 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		295,439
TOTAL MARKET OB/XF VALUE		24,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		374,439
SOH/AGL Deduction		88,824
ASSESSED VALUE		285,615
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,615
TOTAL JUST VALUE		374,439
NCON VALUE		28,071
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14143	MECH OTHER	0	09/01/2008
B21636	NEW CONSTR	209,814	07/01/2008
E21086	ELEC OTHER	2,000	07/01/2008
R11389	REPAIR/RRF	9,000	07/01/2008
P13337	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/0370	7/16/2020	WD	Q	I	01	320,000
GRANTOR: CALAZANS PAULO J & LI						
GRANTEE: LAMMERS RICHARD S						
2141/1364	8/21/2017	WD	Q	I	01	227,000
GRANTOR: SCHOW JUSTIN W & STEP						
GRANTEE: CALAZANS PAULO J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W18 S9 W18 S5 W14 S46 E2 E11 N4 E6 S2 E12 N8 E7 N5 E4 S4 E8 N49 $
FGR=[YR=2008;ORIG=-20,66] S4 E20 N21 W8 N4 W4 S5 W7 S8 W1 S8 $
FOP=[YR=2008;ORIG=-48,60] S6 E28 N8 W11 N2 W6 S4 W11 $
FOP=[YR=2008;ORIG=-18,0] W18 S9 E18 N9 $
PTO=[YR=2024;ORIG=-50,-19] E30 S19 W16 S14 W14 N33 $
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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
3	0855	CONC PAVER	0	100	0	0	2,400.00	SF	10.00	10.00	100	2024	2020		100	24,000	

LAND DESCRIPTION

TOTAL OB/XF 24,000

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS