

LOT 30
IN OR 1450/397
HICKORY VILLAGE #4 PB 7/122

GALL MICHAEL R & EMYLOU J
86310 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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
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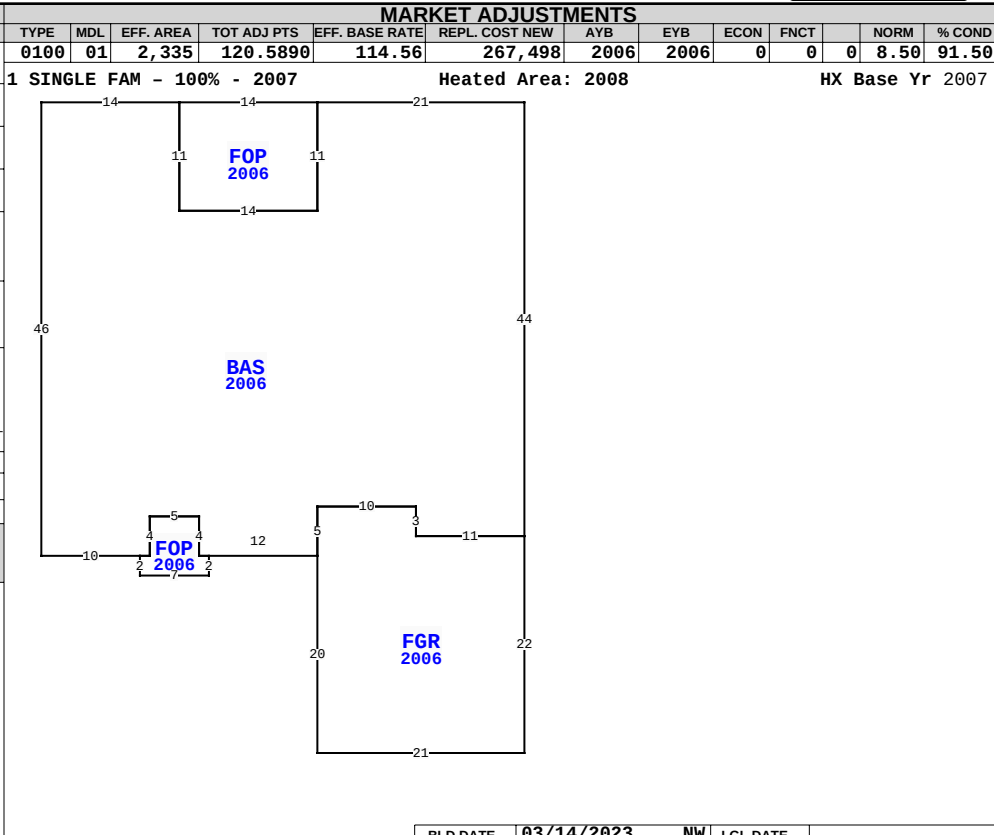
NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	2,008	210,483
FGR	492	55	271	28,407
FOP	34	30	10	1,049
FOP	154	30	46	4,822

TOTALS	2,688		2,335	244,761
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20
3	0855	CONC PAVER	0	100	0	0	108.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00



86310 SAND HICKORY TRL, YULEE									
BLD DATE		03/14/2023		NW		LGL DATE			
XF DATE						LAND DATE			
INC DATE						AG DATE			

TOTAL OB/XF									
5,798									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					244,761				
TOTAL MARKET OB/XF VALUE					5,798				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					305,559				
SOH/AGL Deduction					142,841				
ASSESSED VALUE					162,718				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					112,718				
TOTAL JUST VALUE					305,559				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					294,652				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17224	ELEC OTHER	2,000	04/01/2006
M11403	MECH OTHER	0	04/01/2006
C17404	CO ISSUED	150,480	03/01/2006
B17404	NEW CONSTR	150,480	03/01/2006
P10889	OTHER	0	03/01/2006
R09069	REPAIR/RRF	3,500	03/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1450/0397	10/06/2006	WD	Q	I		223,700	
GRANTOR: MATTAMY (JACKSONVILLE							
GRANTEE: GALL MICHAEL R & EM							
1337/1410	8/01/2005	WD	U	V	19	2,360,000	
GRANTOR: MARSH CREEK DEVELOPME							
GRANTEE: MATTAMY (JACKSONVIL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W21 FOP=[YR=2006] W14 S11 E14 N11\$ S11 W14 N11 W14 S46 E10 FOP=[YR=2006] S2 E7 N2 W1 N4 W5 S4 W1\$ E1 N4 E5 S4 E12 FGR=[YR=2006] S20 E21 N22 W11 N3 W10 S5\$ N5 E10 S3 E11 N44\$.									