

LOT 35
IN OR 2180/607
HICKORY VILLAGE #4 PB 7/122

QUESENBERY JOSHUA D & JELLY
86282 SAND HICKORY TRL
YULEE, FL 32097

2024

42-2N-27-435H-0035-0000



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	14	CARPET 60
Interior Floor	12	HARDWOOD 40
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	2,419	100	2,419	260,076
FGR	408	55	224	24,083
FOP	167	30	50	5,376
FOP	181	30	54	5,806
TOTALS	3,175		2,747	295,341

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	
3	0811	CONCRETE B	0 100	0	0	680.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,747	122.5440	116.42	319,806	2007	2007	0	0	0	7.65	92.35
1 SINGLE FAM - 100% - 2021												
Heated Area: 2419												
HX Base Yr 2021												

86282 SAND HICKORY TRL, YULEE												
BLD DATE		03/14/2023		NW		LGL DATE						
XF DATE						LAND DATE						
INC DATE						AG DATE						

TOTAL OB/XF												
6,931												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
STANDARD			4
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		295,341	
TOTAL LAND VALUE - MARKET		6,931	
TOTAL MARKET VALUE		55,000	
SOH/AGL Deduction		357,272	
ASSESSED VALUE		86,632	
TOTAL EXEMPTION VALUE		270,640	
BASE TAXABLE VALUE		HX HB	
TOTAL JUST VALUE		50,000	
NCON VALUE		220,640	
INCOME VALUE		357,272	
PREVIOUS YEAR MKT VALUE		0	
		344,103	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18594	ELEC OTHER	2,000	01/01/2007
M12318	MECH OTHER	0	12/01/2006
P11686	OTHER	0	11/01/2006
C18581	CO ISSUED	0	09/01/2006
R09760	REPAIR/RRF	3,500	09/01/2006
B18581	NEW CONSTR	209,814	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2180/0607	11/16/2017	WD Q	Q	I	01
GRANTOR: XIAOHUA LUO & ZHANG					
GRANTEE: QUESENBERY JOSHUA					
1857/0934	5/08/2013	WD Q	Q	I	02
GRANTOR: GREGORY MICHAEL & ROB					
GRANTEE: XIAOHUA LUO & ZHANG					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W14 N5 FOP=[YR=2007] N10 W18 S10 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N10 W18 S51 FGR=[YR=2007] S20 E20 N5 FOP=[YR=2007] E27 N5 W10 N4 W6 S2 W11 S7\$ N7 W1 N8 W6 N4 W4 S4 W9\$ E9 N4 E4 S4 E6 S8 E12 N2 E6 S4 E13 N46\$.									