LOT 69
HICKORY VILLAGE #1 PB 6/369

MASCENA LISA M & ALLAN F
86054 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0069-0000

BUILDING CHARACTERISTICS

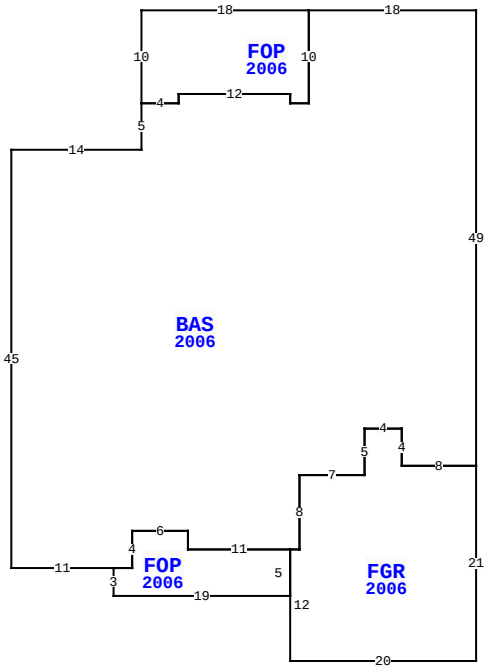
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,356	100	2,356	249,659
FGR	420	55	231	24,478
FOP	103	30	31	3,285
FOP	168	30	50	5,299
TOTALS	3,047		2,668	282,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,668	121.4400	115.37	307,807	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2022 Heated Area: 2356 HX Base Yr 2022



86054 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		282,721
TOTAL MARKET OB/XF VALUE		7,094
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		344,815
SOH/AGL Deduction		58,507
ASSESSED VALUE		286,308
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,308
TOTAL JUST VALUE		344,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10207	MECH OTHER	0	08/01/2005
E0515053	ELEC OTHER	2,000	05/01/2005
P0509498	OTHER	0	05/01/2005
C15135	CO ISSUED	174,180	04/01/2005
R07572	REPAIR/RRF	3,500	04/01/2005
B15124	FOUNDATION	3,500	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2464/0245	5/21/2021	WD	Q	I	01	337,500
GRANTOR: MENDOZA JAROD PAUL &						
GRANTEE: MASCENA LISA M & AL						
2142/0796	8/22/2017	WD	Q	I	01	247,000
GRANTOR: MCEWEN DAVID JAMES &						
GRANTEE: MENDOZA JAROD PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W18 S10 E4 N1 E12 S1 E2 N10$ S10 W2 N1 W12 S1 W4 S5 W14 S45 E11 FOP=[YR=2006] S3 E19 N5 W11 N2 W6 S4 W2$ E2 N4 E6 S2 E11 FGR=[YR=2006] 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2006	2006	3	87	3,004	
3	0855	CONC PAVER	0	100	0	0	108.00	SF	10.00	10.00	100	2006	2006	3	87	940	

LAND DESCRIPTION

TOTAL OB/XF 7,094

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