

LOT 79
IN OR 1418/1874
HICKORY VILLAGE #1 PB 6/369

AUTHEMENT BRENT K & JACKIE L
86055 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0079-0000



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 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,952	100	1,952	206,848
FGR	423	55	233	24,690
FOP	35	30	10	1,060
FOP	140	30	42	4,451
FUS	346	100	346	36,665
TOTALS	2,896		2,583	273,714

EXTRA FEATURES				
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L N	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	0855	CONC PAVER	0 100	0	0	81.00	SF	10.00	10.00	100	2006	2006	3	87	705	
2	0811	CONCRETE B	0 100	0	0	664.00	SF	5.20	5.20	100	2006	2006	3	87	3,004	
3	0476	VF 6 SBPL	0 100	0	0	135.00	LF	32.00	32.00	100	2009	2009	3	76	3,283	
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	76	456	
5	0861	POOL GUNIT	0 100	0	0	336.00	SF	85.00	85.00	100	2009	2009	3	56	15,994	
6	0855	CONC PAVER	0 100	0	0	1,728.00	SF	10.00	10.00	100	2009	2009	3	90	15,552	

LAND DESCRIPTION				
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

MARKET ADJUSTMENTS														TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1 SINGLE FAM - 100% - 2007																2,583	121.4400	115.37	298,001	2006	2006	0	0	0	8.15	91.85
Heated Area: 2298														HX Base Yr 2007												

86055 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										273,714				
TOTAL MARKET OB/XF VALUE										38,994				
TOTAL LAND VALUE - MARKET										55,000				
TOTAL MARKET VALUE										367,708				
SOH/AGL Deduction										155,586				
ASSESSED VALUE										212,122				
TOTAL EXEMPTION VALUE					HX HB					50,000				
BASE TAXABLE VALUE										162,122				
TOTAL JUST VALUE										367,708				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										356,890				