LOT 94
HICKORY VILLAGE #3 PB 6/372

MINER STEVEN E/DAY KALIE S
86445 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

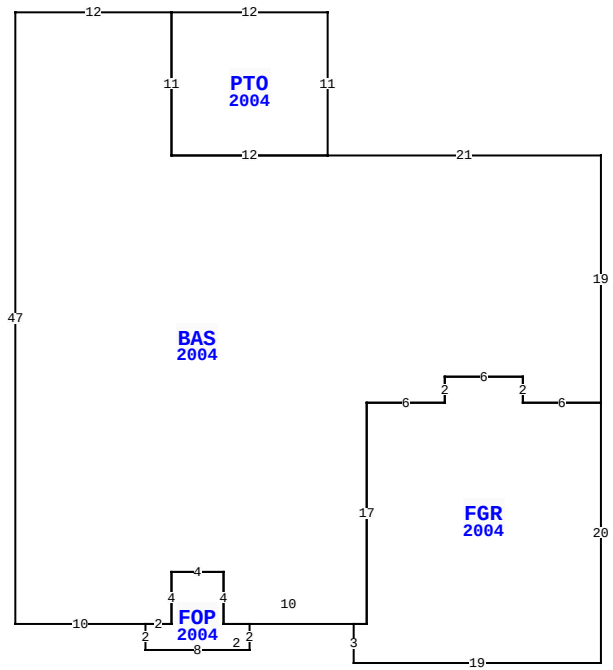
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100	1,418	163,080
FGR	375	55	206	23,692
FOP	32	30	10	1,150
PTO	132	5	7	805
TOTALS	1,957		1,641	188,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,641	133.2528	126.59	207,734	2004	2004	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1418 HX Base Yr 2021



86445 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		188,726
TOTAL MARKET OB/XF VALUE		2,883
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		246,609
SOH/AGL Deduction		64,146
ASSESSED VALUE		182,463
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,463
TOTAL JUST VALUE		246,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412413	NEW CONSTR	134,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2359/0285	4/30/2020	WD	Q	I	01	206,500
GRANTOR: DEIMEL CHRISTOPHER J						
GRANTEE: MINER STEVEN E & KA						
2136/0202	7/27/2017	WD	Q	I	01	183,500
GRANTOR: CHURCH PAULETTE						
GRANTEE: DEIMEL CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W21 PTO=[YR=2004] N11 W12 S11 E12$ W12 N11 W12 S47 E10 FOP=[YR=2004] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E10 FGR=[YR=2004] S3 E19 N20 W6 N2 W6 S2 W6 S17 W1$ E1 N17 E6 N2 E6 S2 E6 N19$.

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	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2004	2004	3	84	2,883	

LAND DESCRIPTION

TOTAL OB/XF 2,883

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