

LOT 241
IN OR 2182/42
HICKORY VILLAGE #2 PB 7/120

MARCHAND MARCEL A L/E/
86181 SAND HICKORY TRAIL
YULEE, FL 32097

2024

42-2N-27-435H-0241-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	10	ABOVE AVG 70	0100	01	2,764	124.2000	117.99	326,124	2007	2012	0	0	0	5.15	94.85	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2016													Heated Area: 2419													
Roof Structure	03	GABLE/HIP 100	HX Base Yr 2016													Tax Group: 4 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 309,329													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 19,970													
Interior Floor	12	HARDWOOD 70														TOTAL LAND VALUE - MARKET 55,000													
Interior Floor	14	CARPET 30														TOTAL MARKET VALUE 384,299													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 150,087													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 234,212													
Bedrooms	4	100														TOTAL EXEMPTION VALUE HX HB 50,000													
Bathrooms	3	100														BASE TAXABLE VALUE 184,212													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 384,299													
Stories	1.	1. 100														NCON VALUE 9,900													
Units	0	100														INCOME VALUE													
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE 360,645													
Quality	06	Quality Level 06																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	4047.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,419	100	2,419	270,719																									
FGR	408	55	224	25,069																									
FOP	181	30	54	6,043																									
FSP	167	40	67	7,498																									
TOTALS	3,175		2,764	309,329																									
EXTRA FEATURES			86181 SAND HICKORY TRL, YULEE																										
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185														
2	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	5.20	100	2007	2007	3	88	3,093														
3	0855	CONC PAVER	0 100	24	3	72.00	SF	10.00	10.00	100	2007	2007	3	88	634														
4	0476	VF 6 SBPL	0 100	0	0	124.00	LF	32.00	32.00	100	2008	2008	3	74	2,936														
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	74	222														
6	0855	CONC PAVER	0 100	0	0	1,000.00	SF	10.00	10.00	100	2024	2020		99	9,900														
TOTAL OB/XF 19,970																													
LAND DESCRIPTION			TOTAL OB/XF 19,970																										
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												
REVIEW DATE 03/24/2021 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS																													