LOT 251
HICKORY VILLAGE #1 PB 6/369

HACHTEL LESLIE C & ROBERT G
86101 SAND HICKORY TRL
YULEE, FL 32097

2024

42-2N-27-435H-0251-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

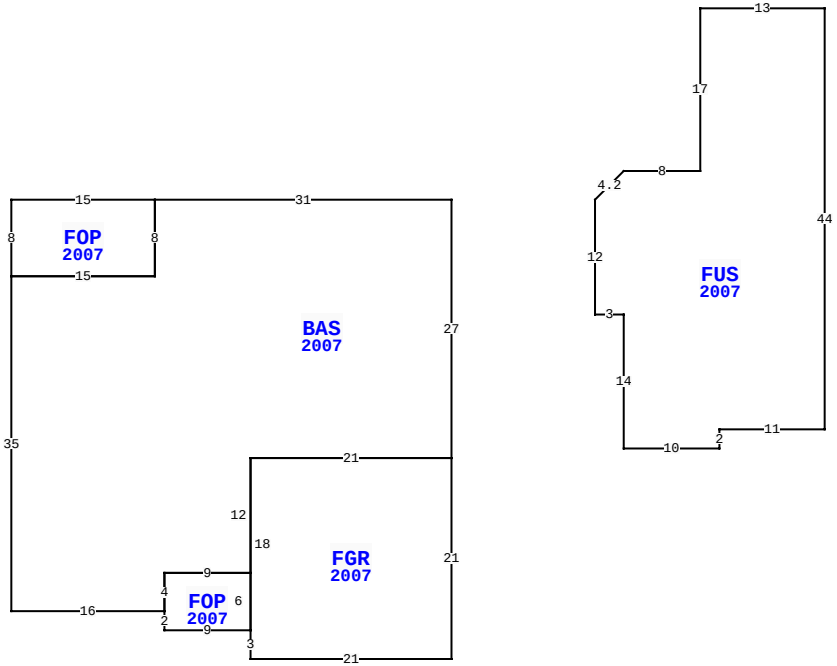
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100	1,486	166,092
FGR	441	55	243	27,160
FOP	54	30	16	1,788
FOP	120	30	36	4,024
FUS	849	100	849	94,893
TOTALS	2,950		2,630	293,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,630	127.4016	121.03	318,309	2007	2007	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2024 Heated Area: 2335 HX Base Yr 2024



BLD DATE	03/14/2023	NW	LGL DATE
XF DATE	08/27/2007	JM	LAND DATE
INC DATE			AG DATE

86101 SAND HICKORY TRL, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,958
TOTAL MARKET OB/XF VALUE		5,465
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		354,423
SOH/AGL Deduction		82,600
ASSESSED VALUE		271,823
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,823
TOTAL JUST VALUE		354,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18997	ELEC OTHER	2,000	04/01/2007
M12822	MECH OTHER	0	04/01/2007
C19441	CO ISSUED	0	02/01/2007
R10081	REPAIR/RRF	3,900	02/01/2007
B19441	NEW CONSTR	196,086	02/01/2007
P12150	OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/1060	6/29/2023	WD	Q	I	02	410,000
GRANTOR: VALENT JOHN E & SUSAN						
GRANTEE: HACHTEL LESLIE C &						
2480/0943	7/16/2021	WD	Q	I	02	368,000
GRANTOR: PAINTER WILLIAM B & W						
GRANTEE: VALENT JOHN E & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W31 FOP=[YR=2007] W15 S8 E15 N8$ S8 W15 S35 E16 FOP=[YR=2007] S2 E9 FGR=[YR=2007] S3 E21 N21 W21 S18$ N6 W9 S4$ N4 E9 N12 E21 N27$ PTR=E15 FUS=[YR=2007] U3 R3 E8 N17 E13 S44 W11 S2 W10 N14 W3 N12$ W15$.

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0855	CONC PAVER	0	100	0	0	69.00	SF	10.00	10.00	100	2007	2007	3	88	607	
3	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2007	2007	3	88	3,038	

LAND DESCRIPTION

TOTAL OB/XF 5,465

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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