IN OR 2645/726

HICKORY CREEK BUILDERS LLC
1417 SADLER RD #182
FERNANDINA BEACH, FL 32034

2025

18-4N-25-0000-0007-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

376175 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,450
TOTAL LAND VALUE - MARKET	83,440
TOTAL MARKET VALUE	102,890
SOH/AGL Deduction	12,404
ASSESSED VALUE	90,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,486
TOTAL JUST VALUE	102,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010765	PRIVATE PROVIDER	116,730	09/19/2024
B240010103	PRIVATE PROVIDER	391,890	08/30/2024
CO250006909			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/726	5/26/2023	WD	Q	I	01	110,000
GRANTOR: YOUNG VIRGINIA E &						
GRANTEE: HICKORY CREEK BUILD						
1943/0894	9/03/2014	QC	U	I	11	100
GRANTOR: YOUNG ROBERT A						
GRANTEE: WILSON AUSTIN L & V						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	ERR	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1984		100	6,000	
2	0937	WELL	ERR	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1984		100	6,000	
3	0940	SHEDS/PORT	ERR	0	16	16	256.00	SF	30.00	30.00	100	2024	2023		97	7,450	

LAND DESCRIPTION

TOTAL OB/XF 19,450

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	RES	0	0006	OR	0.00	0.00	2.98	AC		1.00	1.00	0.80	35,000.00	28,000.00	83,440							

REVIEW DATE 07/01/2025 BY TW Total Acres: 2.98 Total Land Value: 83,440 Market: 0 Agricultural: 0 Common: 83,440 PRINTED 07/30/2025 BY SYS