LOT 2
IN OR 2224/1318
HICKORY VILLAGE #1 PB 6/369

GILLETTE CEDRIC II & BARBARA
86500 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

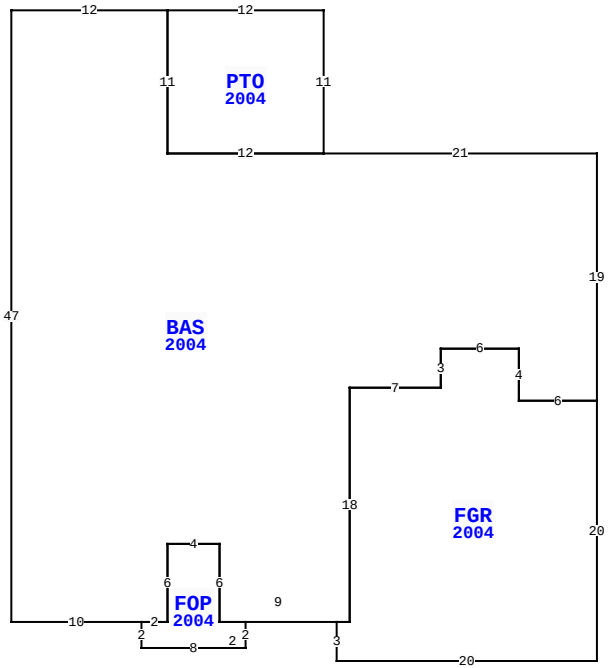
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100	2004	1,374	170,669
FGR	414	55	2004	228	28,320
FOP	40	30	2004	12	1,491
PTO	132	5	2004	7	869
TOTALS	1,960			1,621	201,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,621	137.4756	137.48	222,855	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1374 HX Base Yr 2019



86500 SAND HICKORY TRL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,349
TOTAL MARKET OB/XF VALUE		3,241
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		259,590
SOH/AGL Deduction		87,669
ASSESSED VALUE		171,921
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,199
TOTAL JUST VALUE		259,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413181	NEW CONSTR	135,979	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2224/1318	9/14/2018	WD	Q	I	02	189,900
GRANTOR: SPERRY PAMELA G & JEF						
GRANTEE: GILLETTE CEDRIC II						
1679/0926	5/31/2010	WD	U	I	38	130,000
GRANTOR: GRANT DAWN M						
GRANTEE: SMITH PAMELA G						

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 N6 W4 S6 W2$ E2 N6 E4 S6 E9 FGR=[YR=2004] S3 E20 N20 W6 N4 W6 S3 W7 S18 W1$ E1 N18 E7 N3 E6 S4 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	751.00	SF	5.20	5.20	100	2004	2004	3	83	3,241	

LAND DESCRIPTION

TOTAL OB/XF 3,241

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	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 07/30/2025 BY SYS