LOT 4
IN OR 1725/795
HICKORY VILLAGE #1 PB 6/369

SHAW BEN C
86486 SAND HICKORY TR
YULEE, FL 32097

2025

42-2N-27-435H-0004-0000

BUILDING CHARACTERISTICS

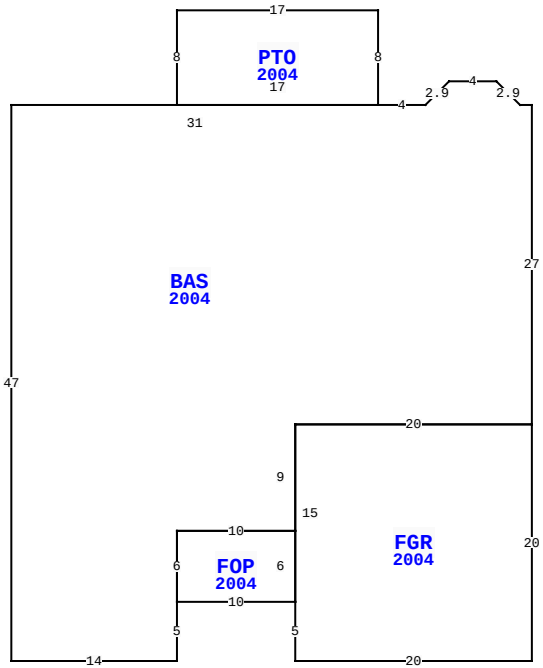
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,570	100	2004	1,570	179,440
FGR	400	55	2004	220	25,144
FOP	60	30	2004	18	2,057
PTO	136	5	2004	7	801
TOTALS	2,166			1,815	207,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	126.5000	126.50	229,598	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 100% - 2005 Heated Area: 1570 HX Base Yr 2005



86486 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,442
TOTAL MARKET OB/XF VALUE		3,030
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		265,472
SOH/AGL Deduction		123,146
ASSESSED VALUE		142,326
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,604
TOTAL JUST VALUE		265,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412865	NEW CONSTR	146,900	05/01/2004
R046198	REPAIR/RRF	2,500	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1725/0795	1/06/2011	QC	U	I	11	100
GRANTOR: SHAW BEN C & KELLY						
GRANTEE: SHAW BEN C						
1279/0729	12/08/2004	WD	Q	I		144,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: SHAW BEN C & KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W1 U2 L2 W4 D2 L2 W4 PTO=[YR=2004] N8 W17 S8 E17$ W31 S47 E14 N5 FOP=[YR=2004] E10 FGR=[YR=2004] S5 E20 N20 W20 S15$ N6 W10 S6$ N6 E10 N9 E20 N27$.

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	702.00	SF	5.20	5.20	100	2004	2004	3	83	3,030	

LAND DESCRIPTION

TOTAL OB/XF 3,030

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	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 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