LOT 6
HICKORY VILLAGE #1 PB 6/369

LANGRELL CALEB L/BLESSING JUSTIN D
86474 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

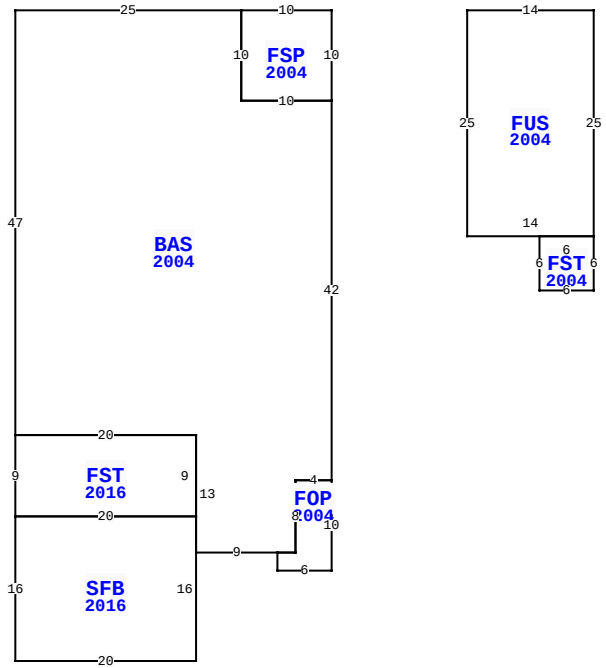
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	1,708	100	2004	1,708	197,838
FOP	44	30	2004	13	1,506
FSP	100	40	2004	40	4,633
FST	36	55	2004	20	2,317
FST	180	55	2016	99	11,467
FUS	350	100	2004	350	40,541
SFB	320	80	2016	256	29,653
TOTALS	2,738			2,486	287,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,486	124.7520	124.75	310,128	2004	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 0% - 2025 Heated Area: 2314 HX Base Yr



86474 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	287,954
TOTAL MARKET OB/XF VALUE	5,352
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	348,306
SOH/AGL Deduction	0
ASSESSED VALUE	348,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,306
TOTAL JUST VALUE	348,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006097	REPAIR/RRF	11,500	08/03/2020
B1632879	ADDITION	0	08/19/2016
B0412287	NEW CONSTR	150,230	02/01/2004
P047618	NEW CONSTR	0	02/01/2004
R045830	REPAIR/RRF	1,500	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/0788	5/01/2020	WD	Q	I	01	265,000
GRANTOR: STONER BRIAN C & HELE						
GRANTEE: BLESSING JUSTIN D &						
1914/1308	4/23/2014	WD	Q	I	02	171,000
GRANTOR: HART WILLIAM S & COLL						
GRANTEE: STONER BRIAN C & HE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W10 BAS=[YR=2004] W25 S47 FST=[YR=2016] S9 SFB=[YR=2016] S16 E20 N16 W20$ E20 N9 W20$ E20 S13 E9 FOP=[YR=2004] S2 E6N10 W4 S8 W2$ E2 N8 E4 N42 W10N10$ S10 E10 N10$ PTR=E15 FUS=[YR=2004] E14 S25 FST=[YR=2004] S6 W6 N6 E6$ W14 N25$ W15$.

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	0	0	0	779.00	SF	5.20	5.20	100	2004	2004	3	83	3,362	
2	0476	VF 6 SBPL	0	0	0	0	100.00	LF	32.00	32.00	100	2004	2004	3	61	1,952	
3	0851	PATIO STON	0	0	20	3	60.00	SF	0.75	0.75	100	2005	2005	3	84	38	

LAND DESCRIPTION

TOTAL OB/XF 5,352

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	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 12/02/2020 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS