LOT 7
HICKORY VILLAGE #1 PB 6/369

WHALON DONALD JEFFREY LIV TRST/WHALON DONALD JEFFR
86466 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0007-0000

BUILDING CHARACTERISTICS

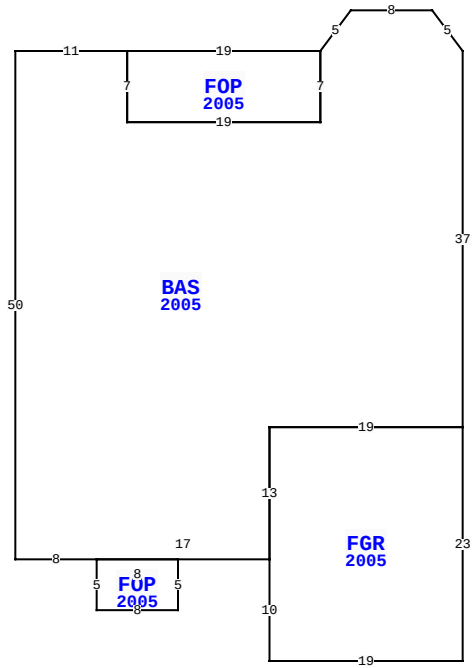
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,864	100	2005	1,864	224,636
FGR	437	55	2005	240	28,923
FOP	40	30	2005	12	1,446
FOP	133	30	2005	40	4,821
TOTALS	2,474			2,156	259,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	132.6479	132.65	285,993	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1864 HX Base Yr 2021



86466 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		259,825
TOTAL MARKET OB/XF VALUE		3,559
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		318,384
SOH/AGL Deduction		84,942
ASSESSED VALUE		233,442
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,720
TOTAL JUST VALUE		318,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09448	MECH OTHER	0	03/01/2005
P0408808	OTHER	0	12/01/2004
E0413981	ELEC OTHER	2,000	12/01/2004
B0414112	NEW CONSTR	138,380	11/01/2004
R046904	REPAIR/RRF	3,500	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0146	11/21/2019	WD	U	I	11	100
GRANTOR: WHALON DONALD J						
GRANTEE: WHALON DONALD JEFFR						
2266/0726	4/04/2019	WD	Q	I	01	220,000
GRANTOR: HARTNETT JANE A						
GRANTEE: WHALON DONALD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] U4 L3 W8 L3 D4 FOP=[YR=2005] W19 S7 E19 N7$ S7 W19 N7 W11 S50 E8 FOP=[YR=2005] S5 E8 N5 W8$ E17 FGR=[YR=2005] S10 E19 N23 W19 S13 $ N13 E19 N37 $.

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	688.00	SF	5.20	5.20	100	2005	2005	3	84	3,005	
2	0855	CONC PAVER	0	100	22	3	66.00	SF	10.00	10.00	100	2005	2005	3	84	554	

LAND DESCRIPTION

TOTAL OB/XF 3,559

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 03/31/2022 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS