LOT 8
IN OR 1305/256
HICKORY VILLAGE #3 PB 6/372

PAUL SUSAN P
86460 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

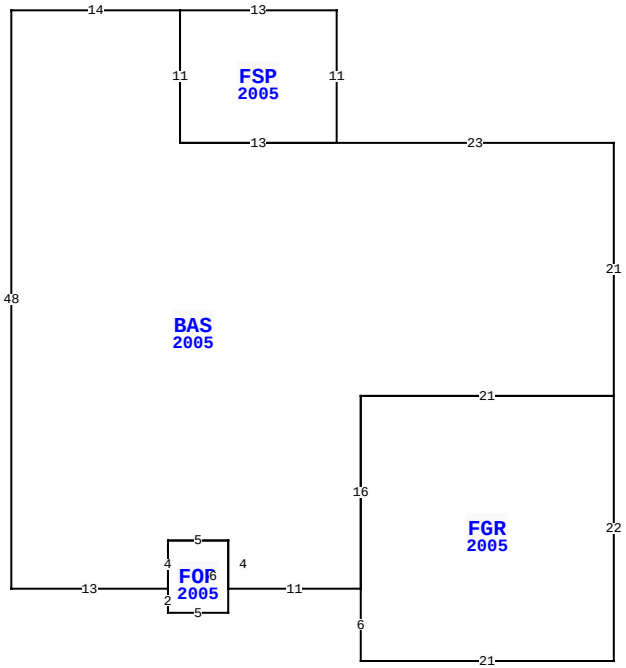
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,648	100	2005	1,648	183,917
FGR	462	55	2005	254	28,346
FOP	30	30	2005	9	1,005
FSP	143	40	2005	57	6,361
TOTALS	2,283			1,968	219,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,968	122.8430	122.84	241,749	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2006 Heated Area: 1648 HX Base Yr 2006



86460 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		219,629
TOTAL MARKET OB/XF VALUE		3,293
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		277,922
SOH/AGL Deduction		129,463
ASSESSED VALUE		148,459
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,737
TOTAL JUST VALUE		277,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514127	ELEC OTHER	2,000	02/01/2005
M0509150	MECH OTHER	0	02/01/2005
P0408781	OTHER	0	12/01/2004
B0414024	NEW CONSTR	148,830	11/01/2004
R046860	REPAIR/RRF	1,500	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/0256	3/29/2005	WD	Q	I		154,700
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: PAUL SUSAN P						
1194/0943	12/10/2003	WD	U	V	19	33,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 FSP=[YR=2005] N11 W13 S11 E13 $ W13 N11 W14 S48 E13 FOP=[YR=2005] S2 E5 N6 W5 S4$ N4 E5 S4 E11 FGR=[YR=2005] S6 E21 N22 W21 S16 $ N16 E21 N21 $.

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	754.00	SF	5.20	5.20	100	2005	2005	3	84	3,293	

LAND DESCRIPTION

TOTAL OB/XF 3,293

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