LOT 9
IN OR 1717/1389
HICKORY VILLAGE #3 PB 6/372

CRUZ EMMANUEL
96158 SWEETBRIAR LANE
YULEE, FL 32097

2025

42-2N-27-435H-0009-0000

BUILDING CHARACTERISTICS

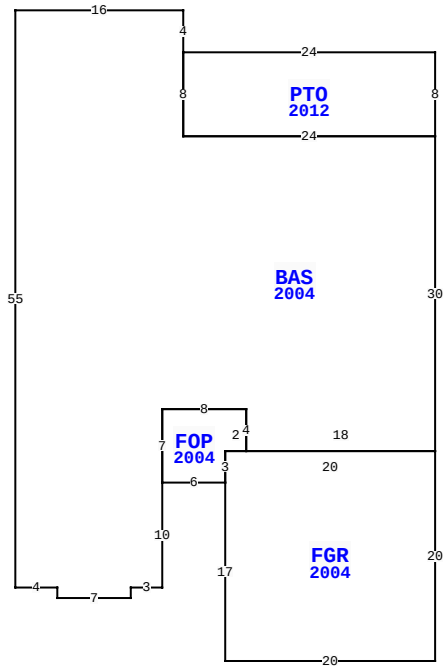
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,549	100	2004	1,549	177,040
FGR	400	55	2004	220	25,144
FOP	50	30	2004	15	1,715
PTO	192	5	2012	10	1,143
TOTALS	2,191			1,794	205,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,794	126.5000	126.50	226,941	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 0% - 0 Heated Area: 1549 HX Base Yr



86452 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	205,041
TOTAL MARKET OB/XF VALUE	6,625
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	266,666
SOH/AGL Deduction	12,812
ASSESSED VALUE	253,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,854
TOTAL JUST VALUE	266,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311771	FOUNDATION	3,500	10/01/2003
B0311794	NEW CONSTR	155,000	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1717/1389	12/22/2010	WD	U	I	11	134,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: CRUZ EMMANUEL						
1701/1401	8/10/2010	WD	U	I	11	100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W24 BAS=[YR=2004] N4 W16 S55 E4 S1 E7 N1 E3 N10 FOP=[YR=2004] E6 FGR=[YR=2004] S17 E20 N20 W20 S3$ N3 E2 N4 W8 S7$ N7 E8 S4 E18 N30 W24 N8$ S8 E24 N8$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	672.00	SF	5.20	5.20	100	2004	2004	3	83	2,900	
3	0855	CONC PAVER	0	0	27	3	81.00	SF	10.00	10.00	100	2005	2005	3	84	680	

LAND DESCRIPTION

TOTAL OB/XF 6,625

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 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