LOT 12
IN OR 1232/1285
HICKORY VILLAGE #3 PB 6/372

ORTIZCRUZ WILLIAM
86430 SAND HICKORY TR
YULEE, FL 32097

2025

42-2N-27-435H-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

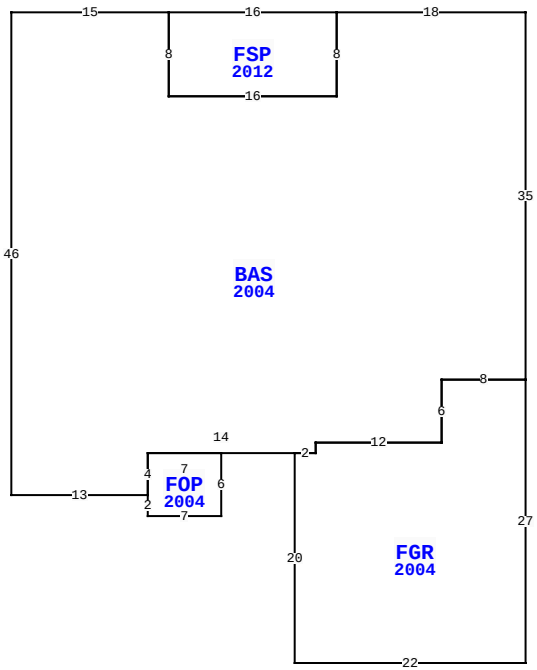
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,914	100	2004	1,914	212,427
FGR	508	55	2004	279	30,965
FOP	42	30	2004	13	1,443
FSP	128	40	2012	51	5,660
TOTALS	2,592			2,257	250,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,257	122.8430	122.84	277,250	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 100% - 2005 Heated Area: 1914 HX Base Yr 2005



86430 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		250,495
TOTAL MARKET OB/XF VALUE		3,319
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		308,814
SOH/AGL Deduction		145,131
ASSESSED VALUE		163,683
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,961
TOTAL JUST VALUE		308,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312073	NEW CONSTR	146,000	12/01/2003
P037451	NEW CONSTR	0	12/01/2003
E0412248	NEW CONSTR	2,000	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1232/1285	5/24/2004	WD	Q	I		150,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: ORTIZCRUZ WILLIAM &						
1187/1676	11/12/2003	WD	U	V	19	132,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FSP=[YR=2012] W16 S8 E16 N8$ S8 W16 N8 W15 S46 E13 FOP=[YR=2004] S2 E7 N6 W7 S4$ N4 E14 FGR=[YR=2004] S20 E22 N27 W8 S6 W12 S1 W2$ E2 N1 E12 N6 E8 N35$.

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	769.00	SF	5.20	5.20	100	2004	2004	3	83	3,319	

LAND DESCRIPTION

TOTAL OB/XF 3,319

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