LOT 14
IN OR 1216/1512
HICKORY VILLAGE #3 PB 6/372

JOHNSTON LARRY S
86418 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

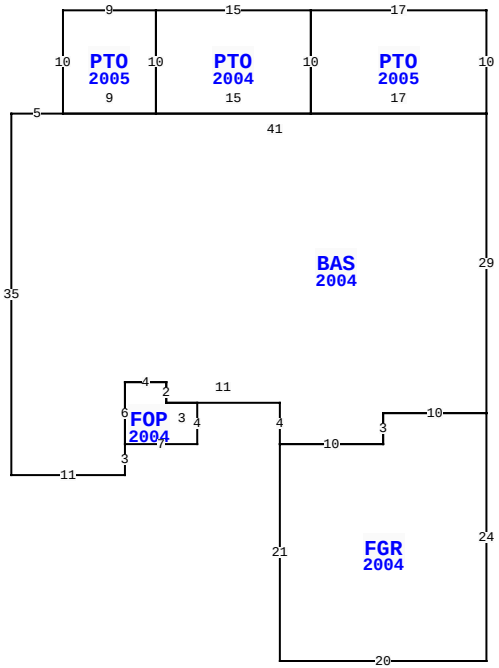
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,407	100	2004	1,407	166,072
FGR	450	55	2004	248	29,272
FOP	36	30	2004	11	1,298
PTO	150	5	2004	8	944
PTO	90	5	2005	4	473
PTO	170	5	2005	8	944
TOTALS	2,303			1,686	199,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,686	130.6400	130.64	220,259	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 100% - 2007 Heated Area: 1407 HX Base Yr 2007



86418 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		199,004
TOTAL MARKET OB/XF VALUE		22,839
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		276,843
SOH/AGL Deduction		120,246
ASSESSED VALUE		156,597
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		100,875
TOTAL JUST VALUE		276,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514786	SWIM POOL	26,000	01/01/2005
B0311906	NEW CONSTR	134,000	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/1512	3/19/2004	WD	Q	I		141,700
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: JOHNSTON LARRY S						
1179/1761	10/10/2003	WD	U	V	19	66,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W17 PTO=[YR=2004] W15 PTO=[YR=2005] W9 S10 BAS=[YR=2004] W5 S35 E11 N3 FOP=[YR=2004] E7 N4 W3 N2 W4 S6$ N6 E4 S2 E11 S4 FGR=[YR=2004] S21 E20 N24 W10 S3 W10$ E10 N3 E10 N29 W41$ E9 N10$ S10 E15 N10$ S10 E17 N10$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	976.00	SF	5.20	5.20	100	2004	2004	3	83	4,212	
3	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2005	2005	3	36	8,813	
4	0476	VF 6 SBPL	0	100	0	0	109.00	LF	32.00	32.00	100	2005	2005	3	64	2,232	
5	0479	VF PICKET	0	100	0	0	78.00	LF	10.00	10.00	100	2005	2005	3	64	499	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384	
7	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25	7.25	100	2005	2005	3	84	3,654	

LAND DESCRIPTION

TOTAL OB/XF 22,839

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		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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS