LOT 16
HICKORY VILLAGE #3 PB 6/372

HARDIN MICHAEL C & EMILY N
86406 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0016-0000

BUILDING CHARACTERISTICS

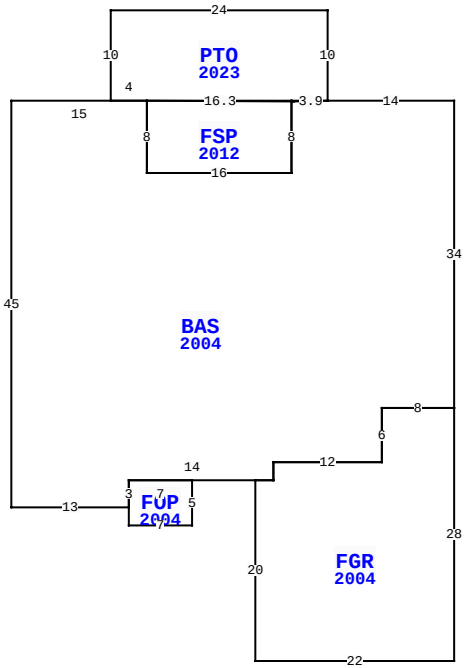
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,881	100	2004	1,881	214,541
FGR	528	55	2004	290	33,077
FOP	35	30	2004	10	1,140
FSP	128	40	2012	51	5,817
PTO	241	5	2023	12	1,369
TOTALS	2,813			2,244	255,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	122.8430	122.84	275,653	2004	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 0% - 0 Heated Area: 1881 HX Base Yr



86406 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	255,944
TOTAL MARKET OB/XF VALUE	3,505
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	314,449
SOH/AGL Deduction	13,010
ASSESSED VALUE	301,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,439
TOTAL JUST VALUE	314,449
NCON VALUE	1,369
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002880	REPAIR/RRF	11,512	04/16/2020
B0412768	NEW CONSTR	164,900	05/01/2004
R046130	REPAIR/RRF	1,500	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/0169	5/08/2020	WD	Q	I	01	239,900
GRANTOR: LATHROP DENNIS & SUSA						
GRANTEE: HARDIN MICHAEL C &						
1996/0653	7/31/2015	WD	Q	I	01	163,000
GRANTOR: DEMARCO BRYAN C						
GRANTEE: LATHROP DENNIS & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W14 W4 S8 W16 N8 W15 S45 E13 N3 E14 E2 N2 E12 N6 E8 N34 $
FGR=[YR=2004;ORIG=-22,42] S20 E22 N28 W8 S6 W12 S2 W2 $
FSP=[YR=2012;ORIG=-18,0] W16 S8 E16 N8 $
FOP=[YR=2004;ORIG=-36,45] S2 E7 N5 W7 S3 $
PTO=[YR=2023;ORIG=-14,0] D0.1L3.9 U0.1L16.3 W4 N10 E24 S10 $
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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	0	0	0	812.00	SF	5.20	5.20	100	2004	2004	3	83	3,505	

LAND DESCRIPTION

TOTAL OB/XF 3,505

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 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS