LOT 24
HICKORY VILLAGE #4 PB 7/122

TAYLOR TASMA L/E/
86354 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

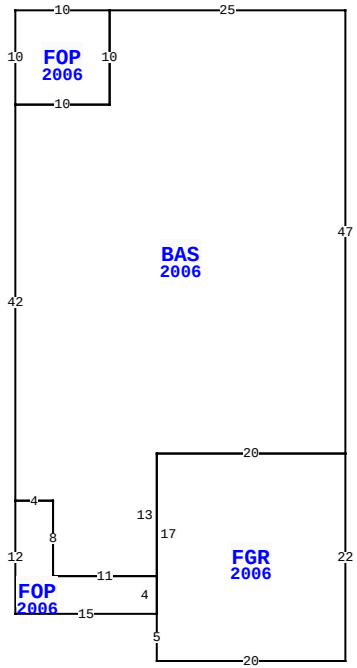
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,708	100	2006	1,708	195,188
FGR	440	55	2006	242	27,655
FOP	92	30	2006	28	3,200
FOP	100	30	2006	30	3,428
TOTALS	2,340			2,008	229,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,008	125.0970	125.10	251,201	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2012 Heated Area: 1708 HX Base Yr 2012



86354 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		229,472
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		287,772
SOH/AGL Deduction		135,561
ASSESSED VALUE		152,211
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		96,489
TOTAL JUST VALUE		287,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516660	CO ISSUED	126,621	02/01/2006
B0516660	NEW CONSTR	126,621	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/32	1/15/2024	LE	U	I	11	100
GRANTOR: TAYLOR TASMA L						
GRANTEE: DILDINE DAVID E JR						
2510/0542	10/21/2021	QC	U	I	11	100
GRANTOR: TAYLOR TASMA L						
GRANTEE: DILDINE DYLAN MATTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 FOP=[YR=2006] W10 S10 E10 N10$ S10 W10 S42 FOP=[YR=2006] S12 E15 FGR=[YR=2006] S5 E20 N22 W20 S17$ N4 W11 N8 W4$ E4 S8 E11 N13 E20 N47$.

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	738.00	SF	5.20	5.20	100	2006	2006	3	86	3,300	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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