LOT 26
IN OR 1636/989
HICKORY VILLAGE #4 PB 7/122

SWEAT KENNETH G & SHARON D
86338 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0026-0000

BUILDING CHARACTERISTICS

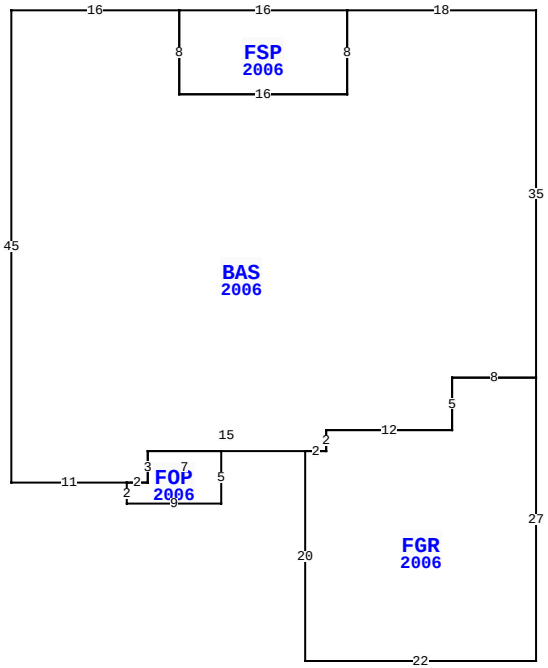
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,931	100	2006	1,931	221,004
FGR	520	55	2006	286	32,733
FOP	39	30	2006	12	1,373
FSP	128	40	2006	51	5,837
TOTALS	2,618			2,280	260,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,280	125.7732	125.77	286,756	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1931 HX Base Yr 2010



86338 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		260,948
TOTAL MARKET OB/XF VALUE		2,737
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		318,685
SOH/AGL Deduction		150,359
ASSESSED VALUE		168,326
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,604
TOTAL JUST VALUE		318,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516845	CO ISSUED	143,362	02/01/2006
B0516845	NEW CONSTR	143,362	02/01/2006
M10989	TANKS/BLRS	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1636/0989	8/24/2009	WD	U	I	12	155,000
GRANTOR: TENORIO CHERRY D & JO						
GRANTEE: SWEAT KENNETH G & S						
1420/1712	6/16/2006	WD	Q	I		230,500
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: TENORIO CHERRY D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FSP=[YR=2006] W16 S8 E16 N8$ S8 W16 N8 W16 S45 E11 FOP=[YR=2006] S2 E9 N5 W7 S3 W2$ E2 N3 E15 FGR=[YR=2006] S20 E22 N27 W8 S5 W12 S2 W2$ E2 N2 E12 N5 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	612.00	SF	5.20	5.20	100	2006	2006	3	86	2,737	

LAND DESCRIPTION

TOTAL OB/XF 2,737

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 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