LOT 28
HICKORY VILLAGE #4 PB 7/122

RHODEN DAVID R & KIMBERLY S
86324 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

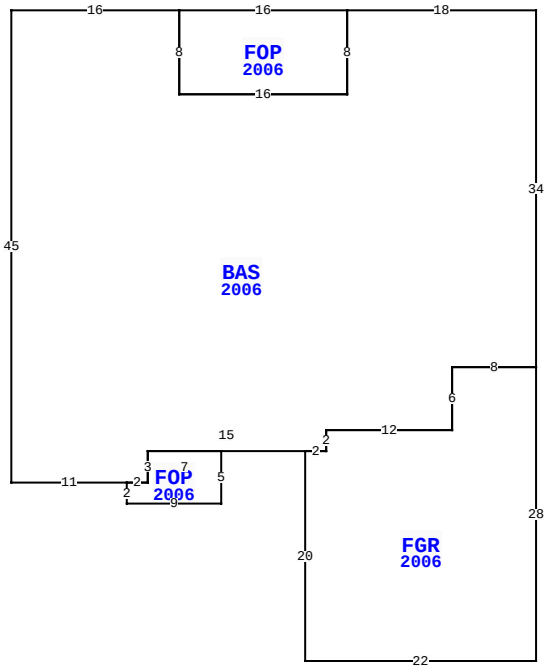
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,923	100	2006	1,923	214,961
FGR	528	55	2006	290	32,418
FOP	39	30	2006	12	1,341
FOP	128	30	2006	38	4,248
TOTALS	2,618			2,263	252,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,263	122.8430	122.84	277,987	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1923 HX Base Yr 2020



86324 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		252,968
TOTAL MARKET OB/XF VALUE		7,909
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		315,877
SOH/AGL Deduction		125,995
ASSESSED VALUE		189,882
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,160
TOTAL JUST VALUE		315,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11828	MECH OTHER	0	07/01/2006
P11151	OTHER	0	05/01/2006
C17543	CO ISSUED	143,362	04/01/2006
B17543	NEW CONSTR	143,362	04/01/2006
E17185	ELEC OTHER	2,000	04/01/2006
R09161	REPAIR/RRF	3,500	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/1883	8/13/2019	WD	Q	I	01	234,500
GRANTOR: HILGER ADAM R & LEAND						
GRANTEE: RHODEN DAVID R & KI						
1459/0435	11/15/2006	WD	Q	I		228,500
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: HILGER ADAM R & LEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W16 S8E16 N8$ S8 W16 N8 W16 S45 E11 FOP=[YR=2006] S2 E9 N5 W7 S3 W2$ E2 N3 E15 FGR=[YR=2006] S20 E22 N28 W8 S6 W12 S2 W2$ E2 N2 E12 N6 E8 N34$.

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	753.00	SF	5.20	5.20	100	2006	2006	3	86	3,367	
2	0476	VF 6 SBPL	0	100	0	0	167.00	LF	32.00	32.00	100	2014	2014	3	85	4,542	

LAND DESCRIPTION

TOTAL OB/XF 7,909

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