

GALL MICHAEL R & EMYLOU J
86310 SAND HICKORY TRAIL
YULEE, FL 32097

42-2N-27-435H-0030-0000

16

WD FR STUC 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 80

08

SHT VINYL 20

03

CENTRAL 100

04

AIR DUCTED 100

3 100

2 100

02

WOOD FRAME 100

1.

1. 100

0 100

00

NONE 100

06

Quality Level 06

0100

SINGLE FAMILY

MKT AREA

04

4047.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,008

100

2006

2,008

220,352

FGR

492

55

2006

271

29,739

FOP

34

30

2006

10

1,097

FOP

154

30

2006

46

5,048

TOTALS

2,688

2,335

256,236

EXTRA FEATURES

L N

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

0504

FP-ELECTRI

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

2006

2006

3

89

1,780

2

0811

CONCRETE B

0 100

0

0

676.00

SF

5.20

5.20

100

2006

2006

3

86

3,023

3

0855

CONC PAVER

0 100

0

0

108.00

SF

10.00

10.00

100

2006

2006

3

86

929

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,335

120.5890

120.59

281,578

2006

2006

0

0

0

9.00

91.00

1 SINGLE FAM - 100% - 2007

Heated Area: 2008

HX Base Yr 2007

14

14

21

11

11

14

46

44

10

5

10

3

11

2

4

5

4

12

20

22

21

FOP

2006

BAS

2006

FGR

2006

BLD DATE

03/14/2023

NW

LGL DATE

LAND DATE

AG DATE

86310 SAND HICKORY TRL, YULEE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

1450/0397

10/06/2006

WD

Q

I

223,700

GRANTOR: MATTAMY (JACKSONVILLE)

GRANTEE: GALL MICHAEL R & EM

1337/1410

8/01/2005

WD

U

V

19

2,360,000

GRANTOR: MARSH CREEK DEVELOPME

GRANTEE: MATTAMY (JACKSONVIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FOP=[YR=2006] W14 S11 E14 N11\$ S11 W14 N11 W14 S46 E10 FOP=[YR=2006] S2 E7 N2 W1 N4 W5 S4 W1\$ E1 N4 E5 S4 E12 FGR=[YR=2006] S20 E21 N22 W11 N3 W10 S5\$ N5 E10 S3 E11 N44\$.