LOT 32
HICKORY VILLAGE #4 PB 7/122

DEJESUS HECTOR & ARELIS
86298 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0032-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

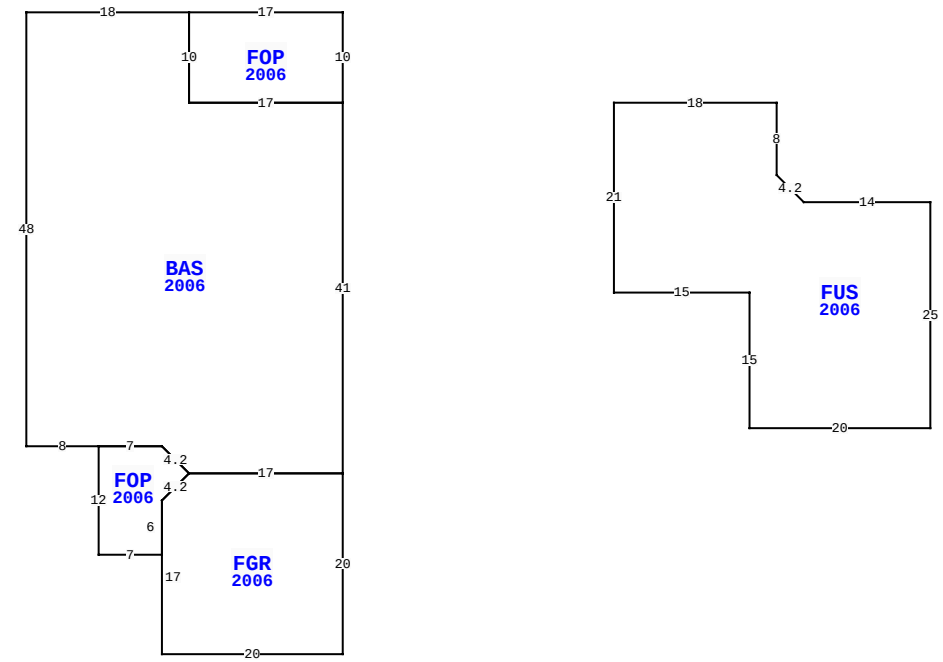
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2006	1,566	174,627
FGR	396	55	2006	218	24,310
FOP	93	30	2006	28	3,122
FOP	170	30	2006	51	5,688
FUS	853	100	2006	853	95,120
TOTALS	3,078			2,716	302,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,716	122.5440	122.54	332,819	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2419 HX Base Yr



86298 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	01/26/2007	JM	LAND DATE	01/26/2007 JM
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	302,865
TOTAL MARKET OB/XF VALUE	31,308
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	389,173
SOH/AGL Deduction	0
ASSESSED VALUE	389,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,173
TOTAL JUST VALUE	389,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006536	REPAIR/RRF	1,300	07/21/2017
M11569	MECH OTHER	0	05/01/2006
C17531	CO ISSUED	116,933	04/01/2006
B19252	SWIM POOL	42,806	04/01/2006
B17531	NEW CONSTR	116,933	04/01/2006
E17189	ELEC OTHER	2,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1757	6/07/2022	WD	Q	I	01	439,900
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: DEJESUS HECTOR & AR						
2600/1543	1/18/2022	WD	Q	I	01	400,000
GRANTOR: GOLDSMIRTH CHRISTOPHE						
GRANTEE: OP SPE TPA1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N10W17 S10 E17 $ BAS=[YR=2006] W17 N10 W18 S48 E8 FOP=[YR=2006] S12 E7 N6 R3 U3 U3 L3 W7$ E7 R3 D3 FGR=[YR=2006] D3 L3 S17 E20 N20W17$E17 N41$ PTR= E30 FUS=[YR=2006] E18 S8 R3 D3 E14 S25 W20 N15 W15 N21$ W30$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0476	VF 6 SBPL	0	0	0	0	192.00	LF	32.00	32.00	100	2006	2006	3	66	4,055	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	66	396	
4	0811	CONCRETE B	0	0	0	0	669.00	SF	5.20	5.20	100	2006	2006	3	86	2,992	
5	0861	POOL GUNIT	0	0	0	0	480.00	SF	85.00	85.00	100	2006	2006	3	40	16,320	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240	
7	0855	CONC PAVER	0	0	0	0	635.00	SF	10.00	10.00	100	2007	2007	3	87	5,525	

LAND DESCRIPTION

TOTAL OB/XF 31,308

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		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