LOT 34
IN OR 1965/1579
HICKORY VILLAGE #4 PB 7/122

OSTRA ROBERT A & CARLA L
86286 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0034-0000

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 70
Interior Floo	12	HARDWOOD 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

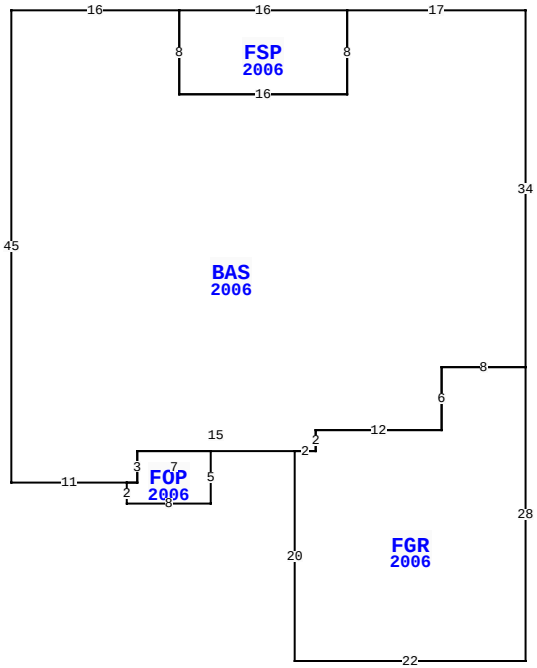
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2006	1,878	212,819
FGR	528	55	2006	290	32,864
FOP	37	30	2006	11	1,247
FSP	128	40	2006	51	5,779
TOTALS	2,571			2,230	252,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,230	124.5335	124.53	277,702	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1878 HX Base Yr 2024



86286 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		252,709
TOTAL MARKET OB/XF VALUE		3,314
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		311,023
SOH/AGL Deduction		2,573
ASSESSED VALUE		308,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,728
TOTAL JUST VALUE		311,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11774	MECH OTHER	0	07/01/2006
E0617463	ELEC OTHER	2,000	06/01/2006
P0611203	OTHER	0	06/01/2006
C17861	CO ISSUED	263,586	05/01/2006
R09356	REPAIR/RRF	3,500	05/01/2006
B17861	NEW CONSTR	263,586	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/1579	2/06/2015	SW	Q	I	01	182,500
GRANTOR: CITIBANK N A TRUSTEE						
GRANTEE: OSTRA ROBERT A & CA						
1948/1253	11/21/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BEAR STEARNS ALT-A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FSP=[YR=2006] W16 S8 E16 N8$ S8 W16 N8 W16 S45 E11 FOP=[YR=2006] S2 E8 N5 W7 S3 W1$ E1 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	741.00	SF	5.20	5.20	100	2006	2006	3	86	3,314	

LAND DESCRIPTION

TOTAL OB/XF 3,314

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	000134	C	RES POND	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