

LOT 35
IN OR 2180/607
HICKORY VILLAGE #4 PB 7/122

QUESENBERY JOSHUA D & JELLY
86282 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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		

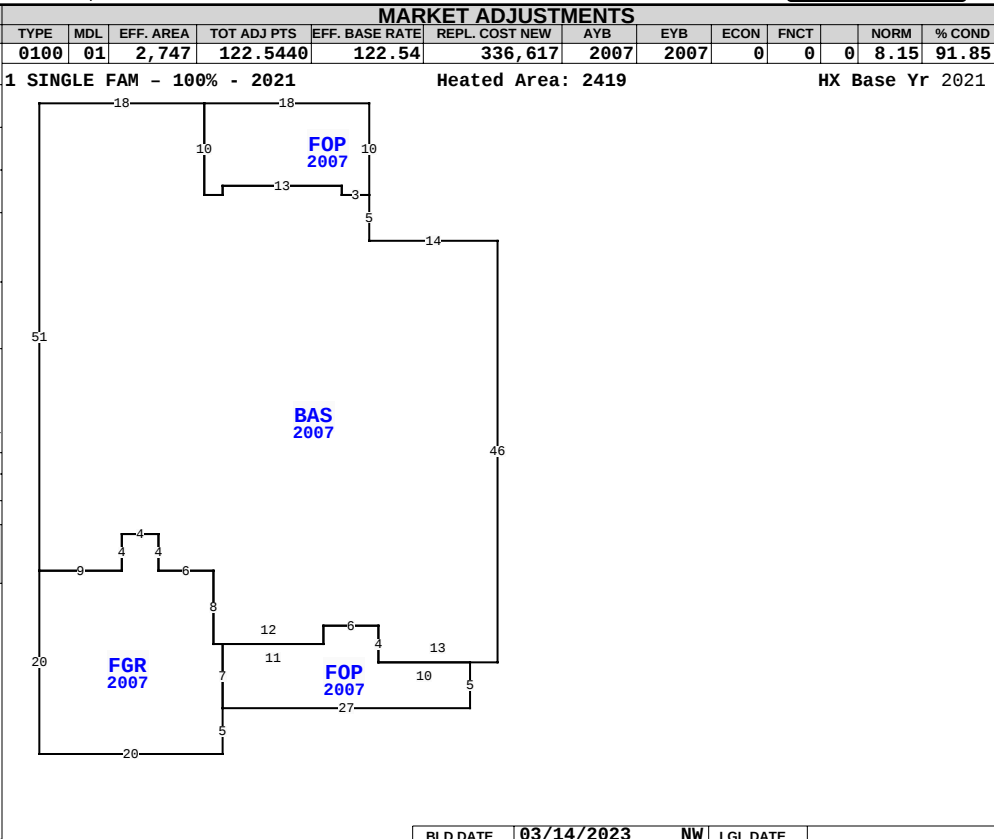
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,419	100	2007	2,419	272,265
FGR	408	55	2007	224	25,212
FOP	167	30	2007	50	5,628
FOP	181	30	2007	54	6,078
TOTALS	3,175			2,747	309,183

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0500	FP-PRE FAB	0 100	0 0	1.00
2	0855	CONC PAVER	0 100	0 0	72.00
3	0811	CONCRETE B	0 100	0 0	680.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



86282 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100
2	0855	CONC PAVER	0 100	0 0	72.00	SF	10.00	10.00	100
3	0811	CONCRETE B	0 100	0 0	680.00	SF	5.20	5.20	100

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2	0855	CONC PAVER	0 100	0 0	72.00	SF	10.00	10.00	100
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Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	309,183		
TOTAL MARKET OB/XF VALUE	6,852		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	371,035		
SOH/AGL Deduction	92,546		
ASSESSED VALUE	278,489		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	227,767		
TOTAL JUST VALUE	371,035		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	357,272		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18594	ELEC OTHER	2,000	01/01/2007
M12318	MECH OTHER	0	12/01/2006
P11686	OTHER	0	11/01/2006
C18581	CO ISSUED	0	09/01/2006
R09760	REPAIR/RRF	3,500	09/01/2006
B18581	NEW CONSTR	209,814	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2180/0607	11/16/2017	WD Q	I	01	
GRANTOR: XIAOHUA LUO & ZHANG					
GRANTEE: QUESENBERY JOSHUA					
1857/0934	5/08/2013	WD Q	I	02	
GRANTOR: GREGORY MICHAEL & ROB					
GRANTEE: XIAOHUA LUO & ZHANG					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2007] W14 N5 FOP=[YR=2007] N10 W18 S10 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N10 W18 S51 FGR=[YR=2007] S20 E20 N5 FOP=[YR=2007] E27 N5 W10 N4 W6 S2 W11 S7\$ N7 W1 N8 W6 N4 W4 S4 W9\$ E9 N4 E4 S4 E6 S8 E12 N2 E6 S4 E13 N46\$.					

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100
2	0855	CONC PAVER	0 100	0 0	72.00	SF	10.00	10.00	100
3	0811	CONCRETE B	0 100	0 0	680.00	SF	5.20	5.20	100

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