

LOT 43
IN OR 2214/1553
HICKORY VILLAGE #4 PB 7/122

AH4R PROPERTIES LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

42-2N-27-435H-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
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NEIGHBORHOOD/LOC	4047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100	2007	1,486	166,654
FGR	441	55	2007	243	27,252
FOP	54	30	2007	16	1,795
FSP	120	40	2007	48	5,383
FUS	849	100	2007	849	95,214

TOTALS	2,950			2,642	296,297
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	0	0	0	36.00	SF	10.00
3	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00

REVIEW DATE	09/30/2019	BY	KWX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	122.1024	122.10	322,588	2007	2007	0	0	0	8.15	91.85
1 SINGLE FAM - 0% - 0												
Heated Area: 2335												
HX Base Yr												

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	07/30/2007	JM	LAND DATE	
INC DATE			AG DATE	

86230 SAND HICKORY TRL, YULEE												
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
100	2007	2007	3	90	1,800							
100	2007	2007	3	87	313							
100	2007	2007	3	87	3,004							

TOTAL OB/XF												
5,117												

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		296,297	
TOTAL MARKET OB/XF VALUE		5,117	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		356,414	
SOH/AGL Deduction		15,891	
ASSESSED VALUE		340,523	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		340,523	
TOTAL JUST VALUE		356,414	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18593	ELEC OTHER	2,000	01/01/2007
M12373	MECH OTHER	0	01/01/2007
P11717	OTHER	0	11/01/2006
C18620	CO ISSUED	0	10/01/2006
B18620	NEW CONSTR	196,086	10/01/2006
R09775	REPAIR/RRF	3,900	10/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2214/1553	7/27/2018	WD	Q	I	01
GRANTOR:MARTINO JODIE LYN & A					
GRANTEE: AH4R PROPERTIES LLC					
1574/0999	6/30/2008	WD	Q	I	
GRANTOR: STANDARD PACIFIC OF J					
GRANTEE: MARTINO JODIE LYN &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2007] W31 FSP=[YR=2007] W15 S8 E15 N8\$ S8 W15 S35 E16 FOP=[YR=2007] S2 E9 FGR=[YR=2007] S3 E21 N21 W21 S18\$ N6 W9 S4\$ N4 E9 N12 E21 N27\$ PTR=E15 FUS=[YR=2007] U3 R3 E8 N17 E13 S44 W11 S2 W10 N14 W3 N12\$ W15\$.					