LOT 44
HICKORY VILLAGE #4 PB 7/122

WRIGHT ANTHONY D/WRIGHT PHYLLIS K JONES
86222 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0044-0000

BUILDING CHARACTERISTICS

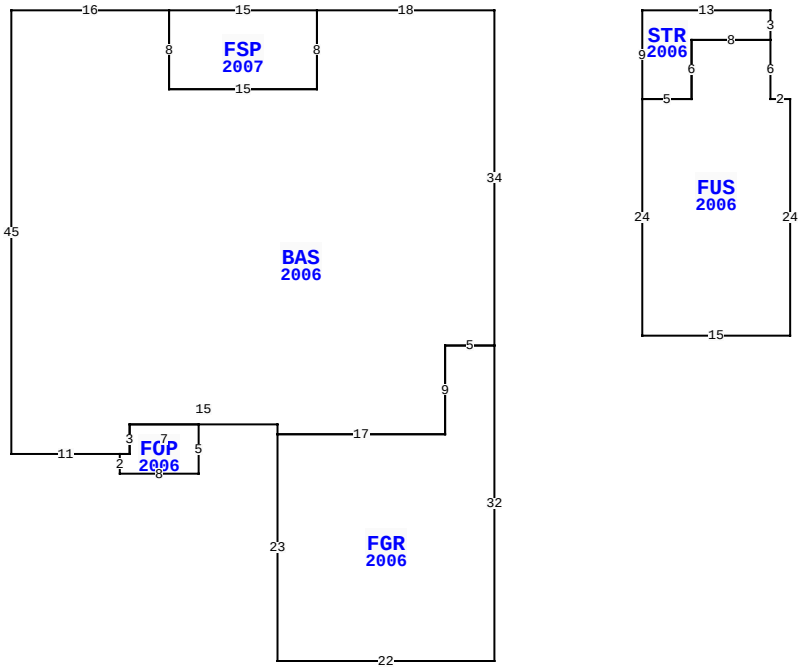
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,951	100	2006	1,951	222,654
FGR	551	55	2006	303	34,579
FOP	37	30	2006	11	1,256
FSP	120	40	2007	48	5,478
FUS	408	100	2006	408	46,562
STR	69	10	2006	7	799
TOTALS	3,136			2,728	311,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,728	125.4144	125.41	342,118	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2359 HX Base Yr 2020



86222 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,327
TOTAL MARKET OB/XF VALUE		24,425
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		390,752
SOH/AGL Deduction		110,978
ASSESSED VALUE		279,774
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,052
TOTAL JUST VALUE		390,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19535	SWIM POOL	39,900	02/01/2007
M11568	MECH OTHER	0	05/01/2006
C17510	CO ISSUED	175,867	04/01/2006
B17510	NEW CONSTR	175,867	04/01/2006
E17133	ELEC OTHER	2,000	04/01/2006
P10988	OTHER	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2254/0372	2/04/2019	WD	Q	I	01	305,000
GRANTOR: BOLLASH ROBERT C & AP						
GRANTEE: WRIGHT ANTHONY D &						
1470/1528	1/10/2007	WD	U	I	21	270,500
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: BOLLASH ROBERT C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FSP=[YR=2007] W15 S8 E15 N8$ S8 W15 N8 W16 S45 E11 FOP=[YR=2006] S2 E8 N5 W7 S3 W1$ E1 N3 E15 S1 FGR=[YR=2006] S23 E22 N32 W5 S9 W17$ E17 N9 E5 N34$ PTR= E15 STR=[YR=2006] E13 S3 FUS=[YR=2006] S6 E2 S24 W15 N24 E5 N6 E8$ W8 S6 W5 N9$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	602.00	SF	5.20	5.20	100	2006	2006	3	86	2,692	
3	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2007	2007	3	44	14,661	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	27	270	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	27	540	
6	0845	KOOL DECK	0	100	0	0	499.00	SF	7.25	7.25	100	2007	2007	3	87	3,147	

LAND DESCRIPTION

TOTAL OB/XF 24,425

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	100	0003	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 09/12/2019 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS