LOT 45
IN OR 2149/1301
HICKORY VILLAGE #2 PB 7/120

RAFTIS JASON & MELODY JOY
86124 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

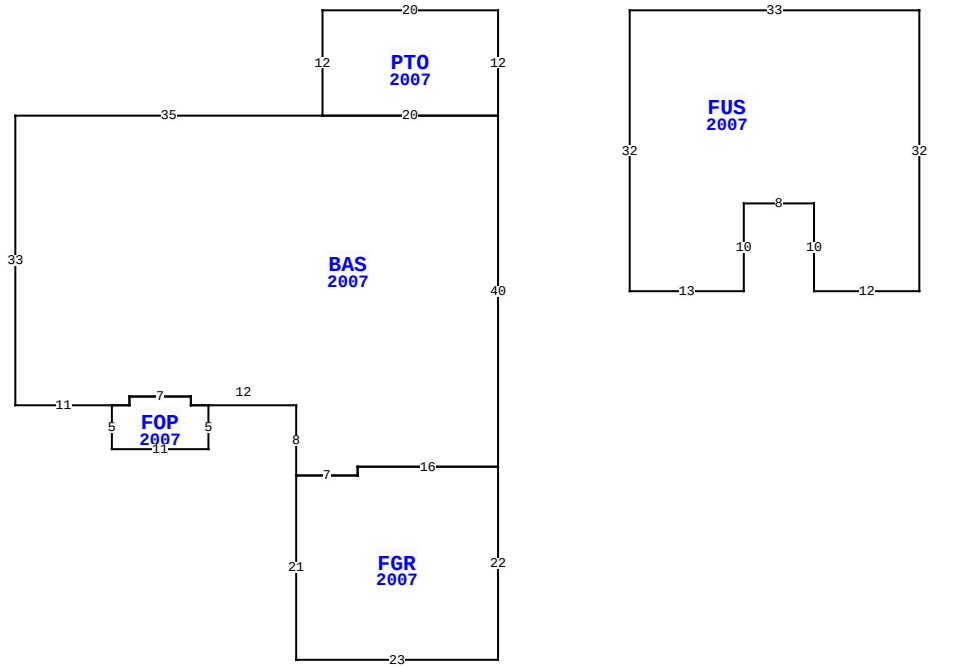
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,976	100	2007	1,976	213,148
FGR	499	55	2007	274	29,556
FOP	62	30	2007	19	2,049
FUS	976	100	2007	976	105,279
PTO	240	5	2007	12	1,294
TOTALS	3,753			3,257	351,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,257	117.4380	117.44	382,502	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2018 Heated Area: 2952 HX Base Yr 2018



86214 SAND HICKORY TRL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,328
TOTAL MARKET OB/XF VALUE		7,220
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		413,548
SOH/AGL Deduction		143,660
ASSESSED VALUE		269,888
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,166
TOTAL JUST VALUE		413,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12352	MECH OTHER	0	01/01/2007
E18298	ELEC OTHER	2,000	11/01/2006
C18633	CO ISSUED	0	10/01/2006
B18633	NEW CONSTR	251,922	10/01/2006
P11666	OTHER	0	10/01/2006
R09781	REPAIR/RRF	3,900	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/1301	8/01/2017	WD	Q	I	01	272,000
GRANTOR: HUDSON SETH						
GRANTEE: RAFTIS JASON & MELO						
1921/0914	5/30/2014	SW	Q	I	01	239,000
GRANTOR: FANNIE MAE						
GRANTEE: HUDSON SETH						

BUILDING NOTES

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	2007	2007	3	90	3,150	
2	0855	CONC PAVER	0	100	0	0	135.00	SF	10.00	10.00	100	2007	2007	3	87	1,175	
3	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	2007	2007	3	87	2,895	

BUILDING DIMENSIONS

PTO=[YR=2007] W20 S12 BAS=[YR=2007] W35 S33 E11 FOP=[YR=2007] S5 E11 N5 W2 N1 W7 S1 W2$ E2 N1 E7 S1 E12 S8 FGR=[YR=2007] S21 E23 N22 W16 S1 W7$ E7 N1 E16 N40 W20$ E20 N12 $PTR=E15 FUS=[YR=2007] E33 S32 W12 N10 W8 S10 W13 N32$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 7,220

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 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