LOT 46
HICKORY VILLAGE #2 PB 7/120

PROCKO PETER L & PAMELA R LIVING TRUST/PROCKO PETE
86208 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0046-0000

BUILDING CHARACTERISTICS

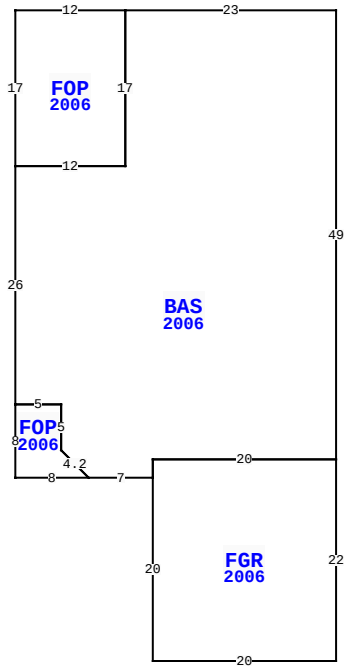
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,497	100	2006	1,497	177,967
FGR	440	55	2006	242	28,770
FOP	45	30	2006	14	1,664
FOP	204	30	2006	61	7,252
TOTALS	2,186			1,814	215,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,814	130.6400	130.64	236,981	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 1497 HX Base Yr



86208 SAND HICKORY TRL, YULEE

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

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	0	0	0	784.00	SF	5.20	5.20	100	2006	2006	3	86	3,506	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	215,653
TOTAL MARKET OB/XF VALUE	3,506
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	274,159
SOH/AGL Deduction	0
ASSESSED VALUE	274,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,159
TOTAL JUST VALUE	274,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000682	REPAIR/RRF	13,665	01/22/2018
M11275	MECH OTHER	0	03/01/2006
C17138	CO ISSUED	116,287	02/01/2006
E16821	ELEC OTHER	2,000	02/01/2006
R08927	REPAIR/RRF	3,500	02/01/2006
B17138	NEW CONSTR	116,287	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/1461	1/25/2024	SW	U	I	11	100
GRANTOR: PROCKO PETER & PAMELA						
GRANTEE: PROCKO PETER L & PA						
2279/1780	5/16/2019	WD	U	I	11	100
GRANTOR: PROCKO PETER L & PAME						
GRANTEE: PROCKO PETER L & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FOP=[YR=2006] W12 S17 E12 N17$ S17 W12 S26 FOP=[YR=2006] S8 E8 U3 L3 N5 W5$ E5 S5 R3 D3 E7FGR=[YR=2006] S20 E20 N22 W20 S2$ N2 E20 N49$.

LAND DESCRIPTION

TOTAL OB/XF 3,506

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	0	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