LOT 48
HICKORY VILLAGE #2 PB 7/120

ENGLISH JILL D & MICHAEL
86194 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

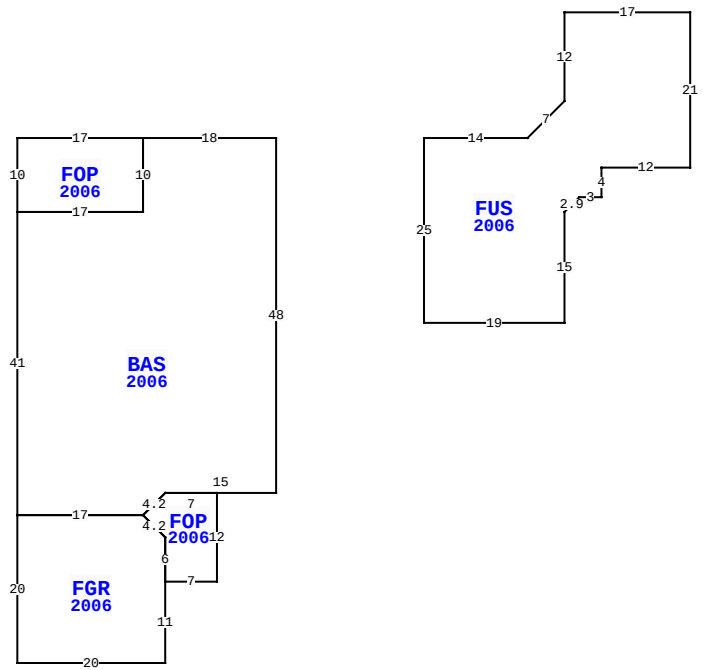
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2006	1,566	169,910
FGR	396	55	2006	218	23,653
FOP	93	30	2006	28	3,038
FOP	170	30	2006	51	5,534
FUS	867	100	2006	867	94,069
TOTALS	3,092			2,730	296,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,730	119.2320	119.23	325,498	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2433 HX Base Yr 2021



86194 SAND HICKORY TRL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,203
TOTAL MARKET OB/XF VALUE		29,801
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		381,004
SOH/AGL Deduction		88,153
ASSESSED VALUE		292,851
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		237,129
TOTAL JUST VALUE		381,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004085	SOLAR PANEL	20,340	06/18/2021
B22877	XFOB	6,450	09/01/2009
B22606	SWIM POOL	25,000	06/01/2009
M11500	MECH OTHER	0	05/01/2006
C17542	CO ISSUED	166,933	04/01/2006
B17542	NEW CONSTR	166,933	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/0791	5/21/2020	WD	Q	I	01	305,000
GRANTOR: TERLAJE JOSEPH & HOLL						
GRANTEE: ENGLISH JILL D & MI						
2124/1131	5/26/2017	WD	Q	I	02	245,500
GRANTOR: CORBETT THELMA						
GRANTEE: TERLAJE JOSEPH & HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W17 S10 E17 N10$ S10 W17 S41 FGR=[YR=2006] S20 E20 N11 FOP=[YR=2006] E7 N12 W7 L3 D3 D3 R3 S6$ N6 L3 U3 W17$ E17 U3 R3 E15 N48$ PTR= E20 FUS=[YR=2006] E14 U5 R5 N12 E17 S21 W12 S4 W3 D2 L2 S15 W19 N25$ W20$.

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	100	0	0	733.00	SF	5.20	5.20	100	2006	2006	3	86	3,278	
2	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2009	2009	3	74	3,315	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	74	444	
4	0861	POOL GUNIT	0	100	0	0	346.00	SF	85.00	85.00	100	2009	2009	3	52	15,293	
5	0911	SCRN RM A	0	100	0	0	640.00	SF	17.50	17.50	100	2009	2009	3	35	3,920	
6	0855	CONC PAVER	0	100	0	0	399.00	SF	10.00	10.00	100	2009	2009	3	89	3,551	

LAND DESCRIPTION

TOTAL OB/XF 29,801

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		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