

LOT 52
IN OR 1649/1613
HICKORY VILLAGE #2 PB 7/120

WILSON SCOTT E & TIFFANY A
86172 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0052-0000



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	08	SHT VINYL 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		

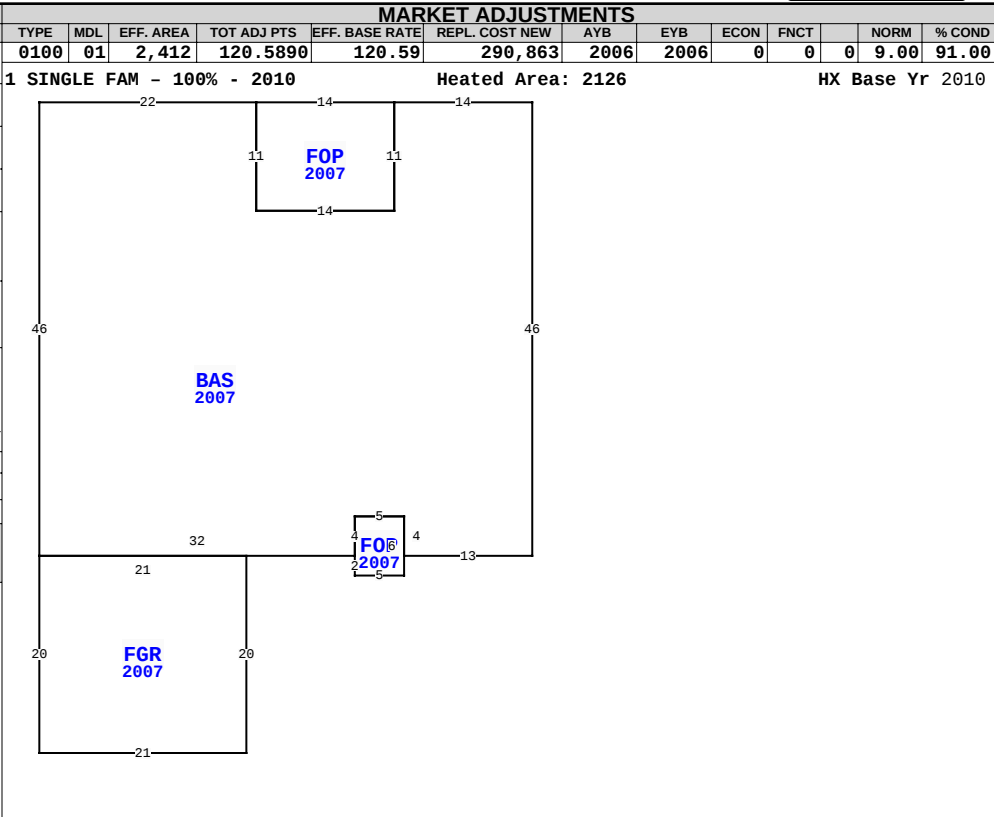
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2007	2,126	233,300
FGR	420	55	2007	231	25,349
FOP	30	30	2007	9	987
FOP	154	30	2007	46	5,048
TOTALS	2,730			2,412	264,685

EXTRA FEATURES					
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L N	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	784.00	SF	5.20	5.20	100	2007	2007	3	87	3,547	
2	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2009	2009	3	74	1,705	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	74	444	
4	0479	VF PICKET	0	100	0	0	88.00	LF	10.00	10.00	100	2009	2009	3	74	651	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000134	C	RES POND	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



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

86172 SAND HICKORY TRL, YULEE									
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LAND DESCRIPTION										TOTAL OB/XF									
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1	000134	C	RES POND	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		

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										264,685									
TOTAL MARKET OB/XF VALUE										6,347									
TOTAL LAND VALUE - MARKET										55,000									
TOTAL MARKET VALUE										326,032									
SOH/AGL Deduction										150,205									
ASSESSED VALUE										175,827									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										125,105									
TOTAL JUST VALUE										326,032									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										314,296									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11720	MECH OTHER	0	07/01/2006
C17799	CO ISSUED	0	05/01/2006
E17391	ELEC OTHER	2,000	05/01/2006
P11153	OTHER	0	05/01/2006
R09327	REPAIR/RRF	3,500	05/01/2006
B17799	NEW CONSTR	273,707	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1649/1613	11/18/2009	WD	Q	I	01	196,900
GRANTOR:CARRANZA MARIO & CHRI						
GRANTEE:WILSON SCOTT E & TI						
1531/1620	10/23/2007	WD	Q	I		241,500
GRANTOR:MATTAMY (JACKSONVILLE						
GRANTEE:CARRANZA MARIO & CH						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14 FOP=[YR=2007] W14 S11 E14 N11\$ S11 W14 N11 W22 S46 FGR=[YR=2007] S20E21 N20 W21\$ E32 FOP=[YR=2007] S2 E5 N6 W5 S4\$ N4 E5 S4 E13 N46\$.									

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