LOT 54
IN OR 1935/929
HICKORY VILLAGE #2 PB 7/120

KEEN DARIN JR
86158 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0054-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

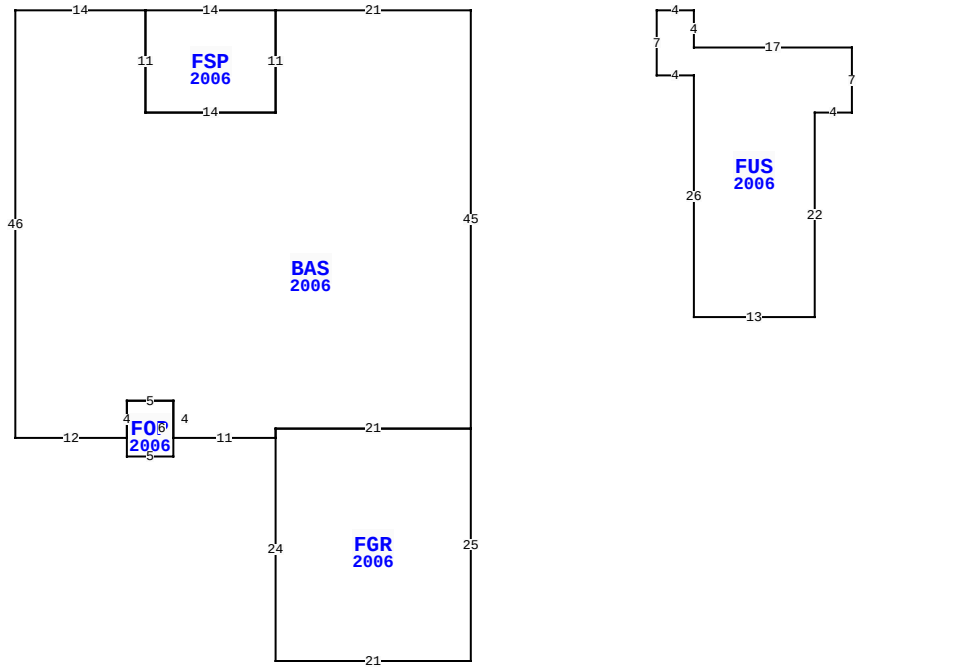
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2006	2,059	245,150
FGR	525	55	2006	289	34,409
FOP	30	30	2006	9	1,072
FSP	154	40	2006	62	7,382
FUS	433	100	2006	433	51,554
TOTALS	3,201			2,852	339,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,852	127.3418	127.34	363,174	2006	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2015 Heated Area: 2492 HX Base Yr 2015



86158 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	03/20/2007	JM	LAND DATE	03/20/2007 JM
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,568
TOTAL MARKET OB/XF VALUE		3,475
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		398,043
SOH/AGL Deduction		169,892
ASSESSED VALUE		228,151
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,429
TOTAL JUST VALUE		398,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006752	REPAIR/RRF	16,149	06/22/2021
E11916	MECH OTHER	0	08/01/2006
E0617459	ELEC OTHER	2,000	06/01/2006
P0611202	OTHER	0	06/01/2006
C17862	CO ISSUED	278,000	05/01/2006
R09357	REPAIR/RRF	3,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1935/0929	8/25/2014	SW	Q	I	01	210,000
GRANTOR: FANNIE MAE						
GRANTEE: KEEN DARIN JR						
1916/0975	5/09/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FSP=[YR=2006] W14 S11 E14 N11$ S11 W14 N11 W14 S46 E12 FOP=[YR=2006] S2 E5 N6 W5 S4$ N4 E5 S4 E11 FGR=[YR=2006] S24 E21 N25 W21 S1$ N1 E21 N45$ PTR=E20 FUS=[YR=2006] E4 S4 E17 S7 W4 S22 W13 N26W4 N7$ 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	777.00	SF	5.20	5.20	100	2006	2006	3	86	3,475	

LAND DESCRIPTION

TOTAL OB/XF 3,475

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	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 Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS