LOT 56
IN OR 1965/971
HICKORY VILLAGE #2 PB 7/120

JONES DERYL K
86144 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

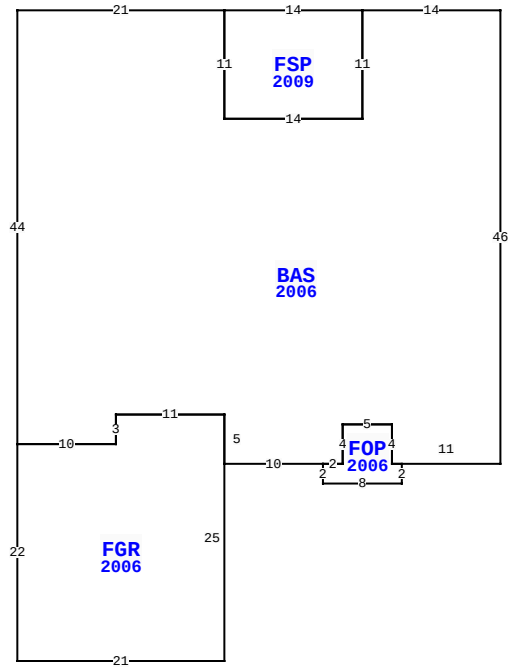
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,005	100	2006	2,005	227,212
FGR	495	55	2006	272	30,824
FOP	36	30	2006	11	1,247
FSP	154	40	2009	62	7,026
TOTALS	2,690			2,350	266,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,350	124.5335	124.53	292,646	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2005 HX Base Yr 2016



86144 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		266,308
TOTAL MARKET OB/XF VALUE		3,609
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		324,917
SOH/AGL Deduction		130,128
ASSESSED VALUE		194,789
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,067
TOTAL JUST VALUE		324,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611616	H/AC	0	06/01/2006
C17530	CO ISSUED	150,447	04/01/2006
B17530	NEW CONSTR	150,447	04/01/2006
E17183	ELEC OTHER	2,000	04/01/2006
P10980	OTHER	0	04/01/2006
R09155	REPAIR/RRF	3,500	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1965/0971	2/08/2015	SW	Q	I	01	189,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: JONES DERYL K						
1933/1955	8/26/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FSP=[YR=2009] W14 S11 E14 N11$ S11 W14 N11 W21 S44 FGR=[YR=2006] S22 E21 N25 W11 S3 W10 $ E10 N3 E11 S5 E10 FOP=[YR=2006] S2 E8 N2 W1 N4 W5 S4 W2$ E2 N4 E5 S4 E11 N46$.

EXTRA FEATURES

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	762.00	SF	5.20	5.20	100	2006	2006	3	86	3,408	
2	0855	CONC PAVER	0	100	26	3	78.00	SF	3.00	3.00	100	2006	2006	3	86	201	

LAND DESCRIPTION

TOTAL OB/XF 3,609

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	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