LOT 59
IN OR 2000/670
HICKORY VILLAGE #1 PB 6/369

PIERCE BENJAMIN H
86124 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

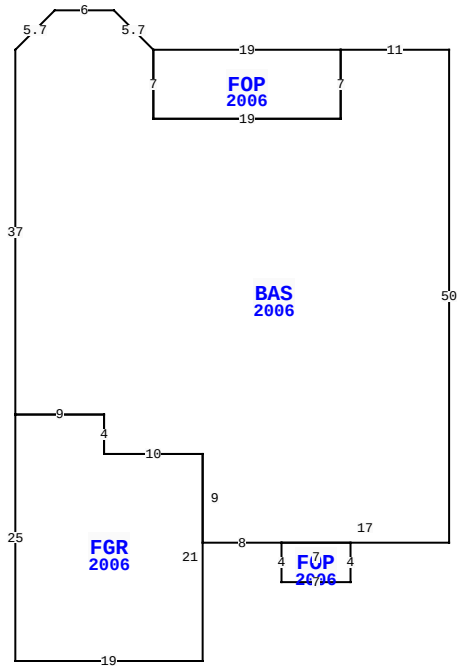
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,900	100	2006	1,900	211,263
FGR	435	55	2006	239	26,575
FOP	28	30	2006	8	890
FOP	133	30	2006	40	4,448
TOTALS	2,496			2,187	243,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,187	121.7160	121.72	266,202	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 1900 HX Base Yr



86124 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	243,176
TOTAL MARKET OB/XF VALUE	3,642
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	301,818
SOH/AGL Deduction	10,091
ASSESSED VALUE	291,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,727
TOTAL JUST VALUE	301,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10158	MECH OTHER	0	08/01/2005
E0514962	ELEC OTHER	2,000	05/01/2005
P0509499	OTHER	0	05/01/2005
C14984	CO ISSUED	140,888	04/01/2005
R07449	REPAIR/RRF	3,500	04/01/2005
B14984	NEW CONSTR	140,888	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2000/0670	8/21/2015	WD	Q	I	01	170,000
GRANTOR: SCHIRTZ MATTHEW R & J						
GRANTEE: PIERCE BENJAMIN H						
1825/1285	9/28/2012	WD	Q	I	02	140,000
GRANTOR: SPRENKLE RONALD E						
GRANTEE: SCHIRTZ MATTHEW RYA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 FOP=[YR=2006] W19 S7 E19 N7$ S7 W19 N7 L4 U4 W6 D4 L4 S37 FGR=[YR=2006] S25 E19 N21 W10 N4 W9$ E9 S4 E10 S9 E8 FOP=[YR=2006] S4 E7 N4 W7$ E17 N50$.

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	0855	CONC PAVER	0	0	0	0	72.00	SF	10.00	10.00	100	2006	2006	3	86	619	
2	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20	5.20	100	2006	2006	3	86	3,023	

LAND DESCRIPTION

TOTAL OB/XF 3,642

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	0		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