LOT 60
HICKORY VILLAGE #1 PB 6/369

HERNICZ FAM REVOCABLE TRUST/HERNICZ CHARLES B CO T
95102 ROYAL PALM CT
FERNANDINA BEACH, FL 32034

2025

42-2N-27-435H-0060-0000

BUILDING CHARACTERISTICS

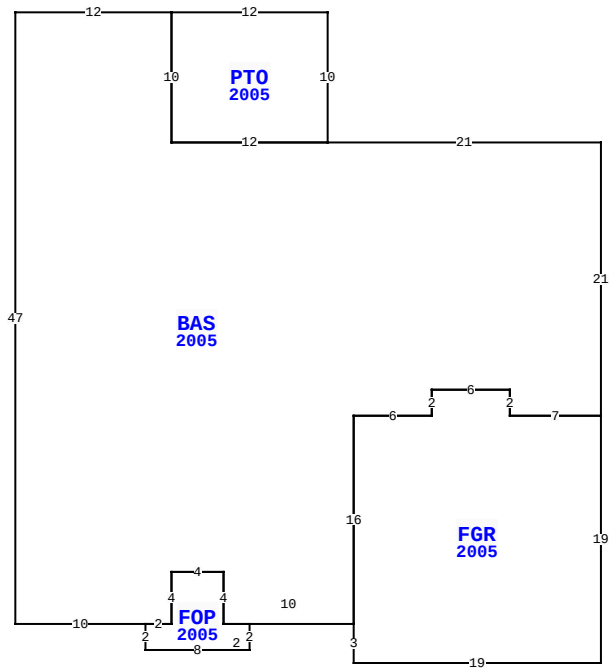
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,453	100	2005	1,453	168,504
FGR	373	55	2005	205	23,774
FOP	32	30	2005	10	1,160
PTO	120	5	2005	6	696
TOTALS	1,978			1,674	194,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	127.6500	127.65	213,686	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 0% - 2023 Heated Area: 1453 HX Base Yr



86116 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	194,134
TOTAL MARKET OB/XF VALUE	6,242
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	255,376
SOH/AGL Deduction	0
ASSESSED VALUE	255,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,376
TOTAL JUST VALUE	255,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09250	MECH OTHER	0	02/01/2005
E0514128	ELEC OTHER	2,000	02/01/2005
P0508906	OTHER	0	02/01/2005
B0414103	NEW CONSTR	148,900	11/01/2004
R046899	REPAIR/RRF	1,500	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2606/0253	12/05/2022	WD	Q	I	01	285,000
GRANTOR: AYARS CARL E & BONNIE						
GRANTEE: HERNICZ FAMILY REVO						
1829/1818	12/14/2012	WD	Q	I	02	137,000
GRANTOR: POWERS LALAH						
GRANTEE: AYARS CARL E & BONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 PTO=[YR=2005] N10 W12 S10 E12$ W12 N10 W12 S47 E10 FOP=[YR=2005] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E10 FGR=[YR=2005] S3 E19 N19 W7 N2 W6 S2 W6 S16$ N16 E6 N2 E6 S2 E7 N21$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	724.00	SF	5.20	5.20	100	2005	2005	3	84	3,162	

LAND DESCRIPTION

TOTAL OB/XF 6,242

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