LOT 62
IN OR 1876/1893 & OR 2046/1219
HICKORY VILLAGE #1 PB 6/369

LUCKETT KENNETH T
86104 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

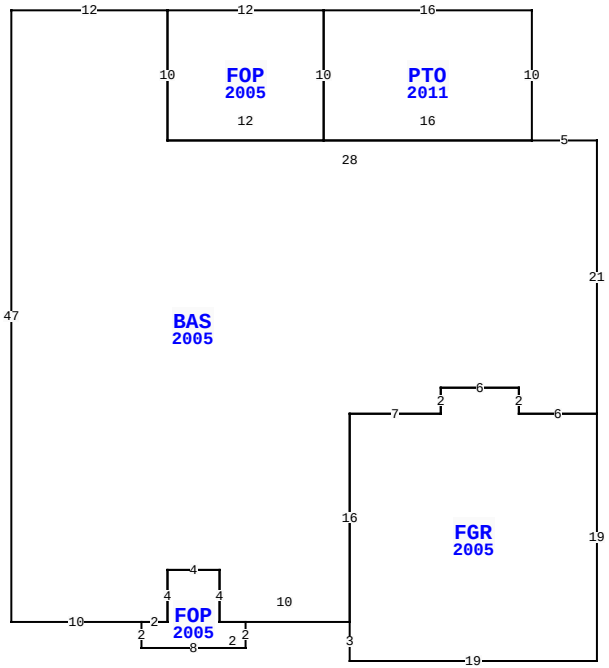
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,453	100	2005	1,453	168,504
FGR	373	55	2005	205	23,774
FOP	32	30	2005	10	1,160
FOP	120	30	2005	36	4,175
PTO	160	5	2011	8	928
TOTALS	2,138			1,712	198,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	127.6500	127.65	218,537	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2015 Heated Area: 1453 HX Base Yr 2015



86104 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		198,541
TOTAL MARKET OB/XF VALUE		3,283
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		256,824
SOH/AGL Deduction		105,240
ASSESSED VALUE		151,584
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,862
TOTAL JUST VALUE		256,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09352	MECH OTHER	0	02/01/2005
P08993	OTHER	0	02/01/2005
E0514113	ELEC OTHER	2,000	02/01/2005
R046942	REPAIR/RRF	1,500	12/01/2004
B0414165	NEW CONSTR	152,150	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2046/1219	5/11/2016	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: LUCKETT KENNETH T						
1876/1893	8/27/2013	WD	Q	I	02	152,000
GRANTOR: OLAH AARON R & JOLYNE						
GRANTEE: LUCKETT KENNETH T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W5 PTO=[YR=2011] N10 W16 FOP=[YR=2005] W12 S10 E12 N10$ S10 E16$ W28 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 W6 N2 W6 S2 W7 S16$ N16 E7 N2 E6 S2 E6 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	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100	2005	2005	3	84	3,005	
2	0810	CONCRETE A	0	100	0	0	51.00	SF	6.50	6.50	100	2005	2005	3	84	278	

LAND DESCRIPTION

TOTAL OB/XF 3,283

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	000100	C	RES	100		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