LOT 66
IN OR 1338/1879
HICKORY VILLAGE #1 PB 6/369

HIGGINBOTHAM DAVID BARRY
86074 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

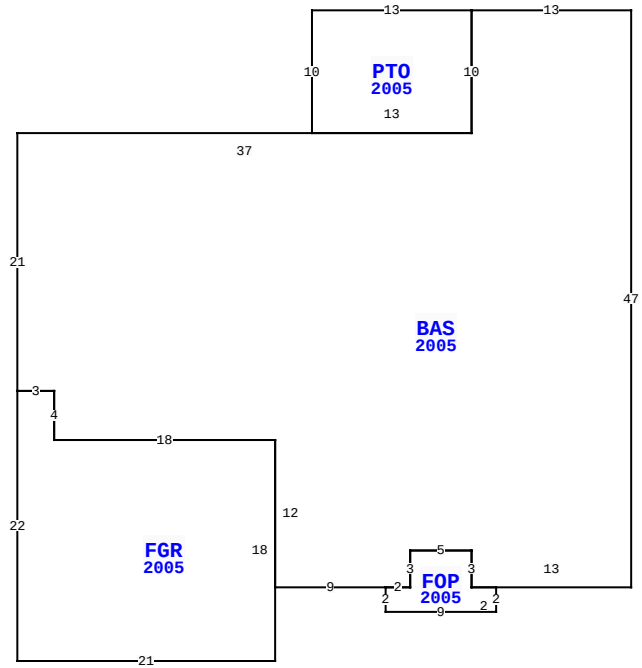
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,701	100	2005	1,701	189,832
FGR	390	55	2005	214	23,883
FOP	33	30	2005	10	1,116
PTO	130	5	2005	6	670
TOTALS	2,254			1,931	215,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	122.8430	122.84	237,204	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2009 Heated Area: 1701 HX Base Yr 2009



86074 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		215,500
TOTAL MARKET OB/XF VALUE		3,241
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,741
SOH/AGL Deduction		127,235
ASSESSED VALUE		146,506
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,784
TOTAL JUST VALUE		273,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09351	MECH OTHER	0	02/01/2005
E0514116	ELEC OTHER	2,000	02/01/2005
P0508921	OTHER	0	02/01/2005
R046934	REPAIR/RRF	1,500	12/01/2004
B0414157	NEW CONSTR	167,175	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1879	8/04/2005	WD	Q	I		202,500
GRANTOR: TYRE MARION						
GRANTEE: HIGGINBOTHAM DAVID						
1326/0483	6/16/2005	WD	Q	I		167,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: TYRE MARION						

BUILDING NOTES

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	742.00	SF	5.20	5.20	100	2005	2005	3	84	3,241	

BUILDING DIMENSIONS

BAS=[YR=2005] W13 PTO=[YR=2005] W13 S10 E13 N10$ S10 W37 S21
FGR=[YR=2005] S22 E21 N18 W18 N4 W3$ E3 S4 E18 S12 E9
FOP=[YR=2005] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E13 N47$.

LAND DESCRIPTION

TOTAL OB/XF 3,241

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