LOT 70
HICKORY VILLAGE #1 PB 6/369

GARCIA CARLOS MARIO/CASTILLO ADRIENNE ELICIA
86048 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0070-0000

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

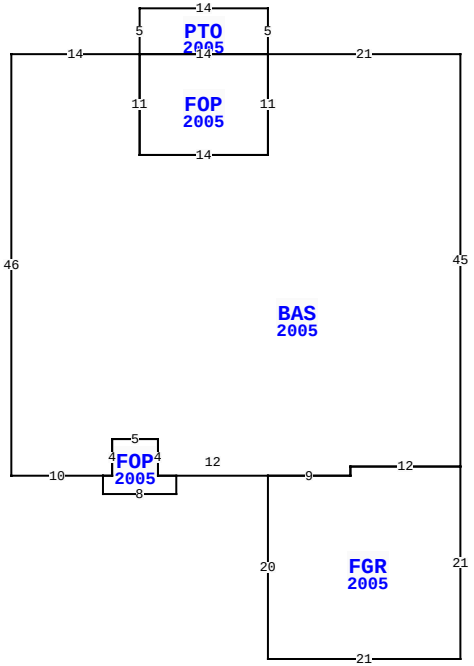
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100	2005	2,068	226,562
FGR	432	55	2005	238	26,074
FOP	36	30	2005	11	1,205
FOP	154	30	2005	46	5,039
PTO	70	5	2005	4	438
TOTALS	2,760			2,367	259,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,367	120.5890	120.59	285,437	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 0 Heated Area: 2068 HX Base Yr 2020



86048 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		259,320
TOTAL MARKET OB/XF VALUE		5,957
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		320,277
SOH/AGL Deduction		98,558
ASSESSED VALUE		221,719
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		165,997
TOTAL JUST VALUE		320,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004776	SOLAR PANEL	11,200	06/16/2021
21003266	DOOR/WINDOW	7,500	03/18/2021
E0515085	ELEC OTHER	2,000	06/01/2005
M0509763	H/AC	0	05/01/2005
P09231	OTHER	0	03/01/2005
R07339	REPAIR/RRF	1,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/1732	7/23/2019	WD	Q	I	01	235,000
GRANTOR: MOSLEY GARRETT & JAMI						
GRANTEE: GARCIA CARLOS M & A						
2069/1682	8/31/2016	WD	Q	I	01	209,000
GRANTOR: INSTANT EQUITY HOMES						
GRANTEE: MOSLEY GARRETT & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 PTO=[YR=2005] N5 W14 S5 FOP=[YR=2005] S11 E14 N11 W14$ E14$ S11 W14 N11 W14 S46 E10 FOP=[YR=2005] S2 E8 N2 W2 N4 W5 S4 W1$ E1 N4 E5 S4 E12 FGR=[YR=2005] S20 E21 N21 W12 S1 W9$ E9 N1 E12 N45$.

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	766.00	SF	5.20	5.20	100	2005	2005	3	84	3,346	
2	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2014	2014	3	85	2,611	

LAND DESCRIPTION

TOTAL OB/XF 5,957

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