LOT 76
HICKORY VILLAGE #1 PB 6/369

COLLINS JOSHUA T/MUNGO-COLLINS TAMSEN
86006 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

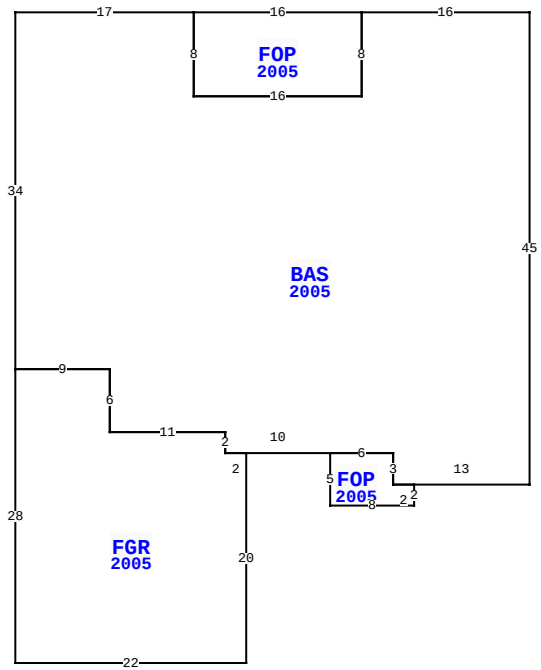
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,875	100	2005	1,875	209,250
FGR	534	55	2005	294	32,810
FOP	34	30	2005	10	1,116
FOP	128	30	2005	38	4,241
TOTALS	2,571			2,217	247,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,217	122.8430	122.84	272,336	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 0% - 0 Heated Area: 1875 HX Base Yr



86006 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	247,417
TOTAL MARKET OB/XF VALUE	3,237
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	305,654
SOH/AGL Deduction	12,606
ASSESSED VALUE	293,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,048
TOTAL JUST VALUE	305,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18712	NEW CONSTR	175,362	10/01/2006
E14615	ELEC OTHER	2,000	03/01/2005
P09130	OTHER	0	03/01/2005
B14490	NEW CONSTR	183,900	02/01/2005
R07171	REPAIR/RRF	1,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/0867	6/05/2020	WD	Q	I	01	251,000
GRANTOR: NGO XUANPHUONG T & KH						
GRANTEE: COLLINS JOSHUA T &						
1352/1501	9/26/2005	WD	Q	I		188,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: NGO GIANG T ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 FOP=[YR=2005] W16 S8 E16 N8$ S8 W16 N8 W17 S34 FGR=[YR=2005] S28 E22 N20 W2 N2 W11 N6 W9$ E9 S6 E11 S2 E10 FOP=[YR=2005] S5 E8 N2 W2 N3 W6$ E6 S3 E13 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	0	0	0	741.00	SF	5.20	5.20	100	2005	2005	3	84	3,237	

LAND DESCRIPTION

TOTAL OB/XF 3,237

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	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