LOT 80
IN OR 1382/1462
HICKORY VILLAGE #1 PB 6/369

NEWBERG MATTHEW R
86047 SAND HICKORY TRAIL
YULEE, FL 32097-7204

2025

42-2N-27-435H-0080-0000

BUILDING CHARACTERISTICS

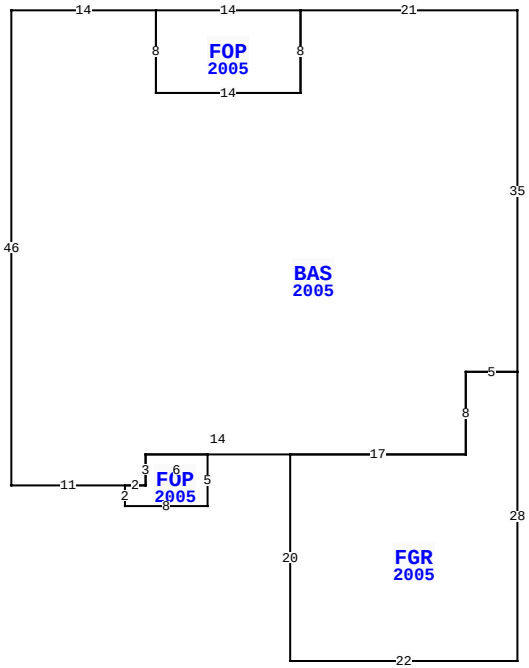
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,994	100	2005	1,994	222,531
FGR	480	55	2005	264	29,463
FOP	34	30	2005	10	1,116
FOP	112	30	2005	34	3,795
TOTALS	2,620			2,302	256,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,302	122.8430	122.84	282,778	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2007 Heated Area: 1994 HX Base Yr 2007



86047 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		256,904
TOTAL MARKET OB/XF VALUE		3,293
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		315,197
SOH/AGL Deduction		148,429
ASSESSED VALUE		166,768
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,046
TOTAL JUST VALUE		315,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09353	MECH OTHER	0	02/01/2005
E0514122	ELEC OTHER	2,000	02/01/2005
P0508920	OTHER	0	02/01/2005
R046937	REPAIR/RRF	1,500	12/01/2004
B0414159	NEW CONSTR	176,125	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1462	1/18/2006	WD	U	I	21	212,500
GRANTOR: HORN RUSSELL						
GRANTEE: NEWBERG MATTHEW R						
1331/1340	7/08/2005	WD	Q	I		176,800
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: HORN RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 FOP=[YR=2005] W14 S8 E14 N8$ S8 W14 N8 W14 S46 E11 FOP=[YR=2005] S2 E8 N5 W6 S3 W2$ E2 N3 E14
FGR=[YR=2005] S20 E22 N28 W5 S8 W17$ E17 N8 E5 N35$.

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	754.00	SF	5.20	5.20	100	2005	2005	3	84	3,293	

LAND DESCRIPTION

TOTAL OB/XF 3,293

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