LOT 82
HICKORY VILLAGE #1 PB 6/369

CAULTON MIREO JR
86031 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0082-0000

BUILDING CHARACTERISTICS

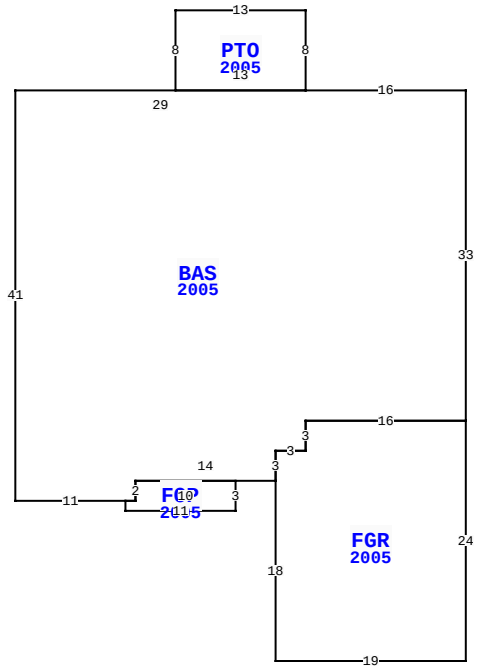
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,674	100	2005	1,674	186,818
FGR	447	55	2005	246	27,454
FOP	31	30	2005	9	1,005
PTO	104	5	2005	5	558
TOTALS	2,256			1,934	215,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	122.8430	122.84	237,573	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 0% - 0 Heated Area: 1674 HX Base Yr



86031 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	215,835
TOTAL MARKET OB/XF VALUE	6,334
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	277,169
SOH/AGL Deduction	13,158
ASSESSED VALUE	264,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,011
TOTAL JUST VALUE	277,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514121	ELEC OTHER	2,000	02/01/2005
M0509195	MECH OTHER	0	02/01/2005
P0508867	OTHER	0	02/01/2005
R046938	REPAIR/RRF	1,500	12/01/2004
B0414160	NEW CONSTR	168,100	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1386	2/10/2023	QC	U	I	11	100
GRANTOR: CAULTON MIREO JR & SH						
GRANTEE: CAULTON MIREO JR						
2021/1044	12/28/2015	WD	Q	I	01	165,000
GRANTOR: MCGOWAN CYNTHIA F						
GRANTEE: CAULTON MIREO JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2005] N8 W13 S8 E13$ W29 S41 E11 FOP=[YR=2005] S1 E11 N3 W10 S2 W1$ E1 N2 E14 FGR=[YR=2005] S18 E19 N24 W16 S3 W3 S3$ N3 E3 N3 E16 N33$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	745.00	SF	5.20	5.20	100	2005	2005	3	84	3,254	

LAND DESCRIPTION

TOTAL OB/XF 6,334

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