LOT 85
HICKORY VILLAGE #1 PB 6/369

CLARKE KENT K
86007 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0085-0000

BUILDING CHARACTERISTICS

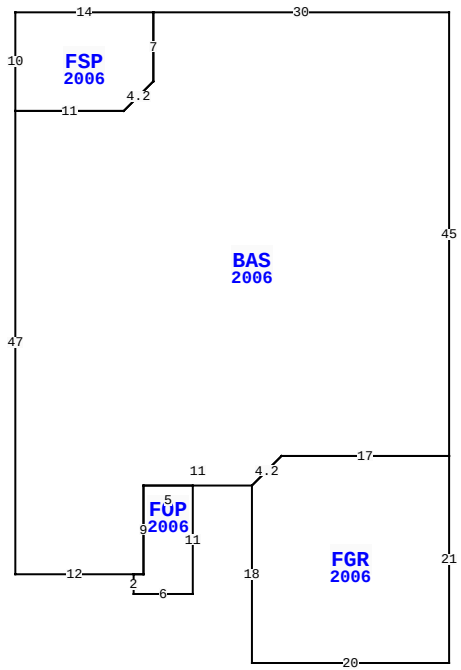
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,038	100	2006	2,038	224,504
FGR	416	55	2006	229	25,226
FOP	57	30	2006	17	1,873
FSP	136	40	2006	54	5,949
TOTALS	2,647			2,338	257,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,338	120.5890	120.59	281,939	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2021 Heated Area: 2038 HX Base Yr 2021



86007 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		257,551
TOTAL MARKET OB/XF VALUE		5,306
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		317,857
SOH/AGL Deduction		84,943
ASSESSED VALUE		232,914
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,192
TOTAL JUST VALUE		317,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10496	MECH OTHER	0	10/01/2005
E15646	ELEC OTHER	2,000	08/01/2005
P09832	OTHER	0	08/01/2005
C15600	CO ISSUED	149,066	07/01/2005
R07898	REPAIR/RRF	3,500	07/01/2005
B15600	NEW CONSTR	149,066	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/0792	8/13/2020	WD	U	I	11	100
GRANTOR: OFFERPAD SPVBORROWER1						
GRANTEE: CLARKE KENT K						
2343/0017	2/28/2020	WD	Q	I	01	230,100
GRANTOR: TAYLOR BRANDON V						
GRANTEE: OFFERPAD SPVBORROWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 FSP=[YR=2006] W14 S10 E11 U3 R3 N7$ S7 L3 D3 W11 S47 E12 FOP=[YR=2006] S2 E6 N11 W5 S9 W1$ E1 N9 E11 FGR=[YR=2006] S18 E20 N21 W17 D3 L3 $ R3 U3 E17 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2006	2006	3	86	516	
3	0811	CONCRETE B	0	100	0	0	673.00	SF	5.20	5.20	100	2006	2006	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 5,306

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