LOT 88
IN OR 2026/603
HICKORY VILLAGE #1 PB 6/369

LADSON CALVIN
86495 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0088-0000

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

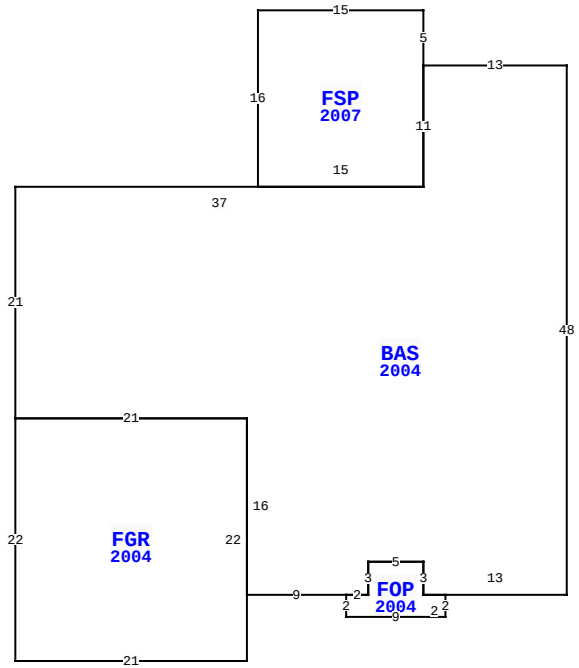
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,642	100	2004	1,642	191,315
FGR	462	55	2004	254	29,594
FOP	33	30	2004	10	1,165
FSP	240	40	2007	96	11,186
TOTALS	2,377			2,002	233,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,002	122.8430	122.84	245,926	2004	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2017 Heated Area: 1642 HX Base Yr 2017



86495 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		233,261
TOTAL MARKET OB/XF VALUE		6,023
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		294,284
SOH/AGL Deduction		106,397
ASSESSED VALUE		187,887
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,165
TOTAL JUST VALUE		294,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001977	REPAIR/RRF	15,000	03/16/2020
B18862	ADDITION	3,000	11/01/2006
R09895	REPAIR/RRF	1,800	11/01/2006
B0412802	NEW CONSTR	156,900	05/01/2004
R046156	REPAIR/RRF	1,500	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2026/0603	1/25/2016	WD	Q	I	01	171,000
GRANTOR: LADSON JUDY E						
GRANTEE: LADSON CALVIN						
1873/1774	8/13/2013	WD	Q	I	02	171,000
GRANTOR: BUSEICK JOHN						
GRANTEE: LADSON JUDY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FSP=[YR=2007] N5 W15 S16 E15 N11$ S11 W37 S21 FGR=[YR=2004] S22 E21 N22 W21$ E21 S16 E9 FOP=[YR=2004] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E13 N48$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	690.00	SF	5.20	5.20	100	2004	2004	3	83	2,978	

LAND DESCRIPTION

TOTAL OB/XF 6,023

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 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS