LOT 89
HICKORY VILLAGE #1 PB 6/369

ROBAR CHARLES R & KRISTIN P
86487 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0089-0000

BUILDING CHARACTERISTICS

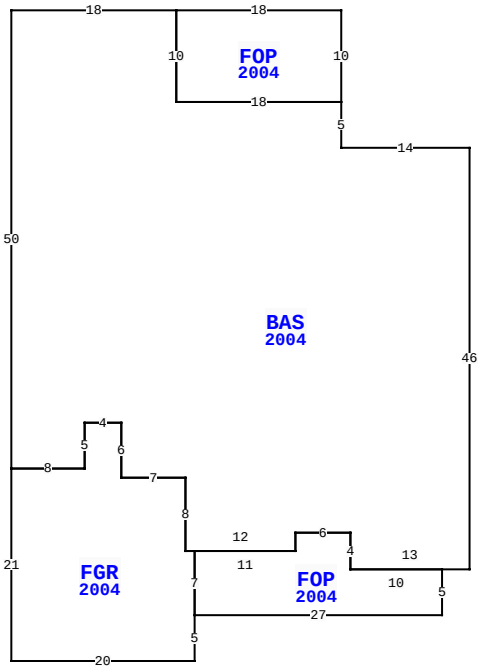
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,390	100	2004	2,390	272,858
FGR	424	55	2004	233	26,601
FOP	180	30	2004	54	6,165
FOP	181	30	2004	54	6,165
TOTALS	3,175			2,731	311,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,731	122.7648	122.76	335,258	2004	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2390 HX Base Yr 2021



86487 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		311,790
TOTAL MARKET OB/XF VALUE		5,980
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		372,770
SOH/AGL Deduction		99,202
ASSESSED VALUE		273,568
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		217,846
TOTAL JUST VALUE		372,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008760	REPAIR/RRF	22,000	10/13/2020
B0412789	NEW CONSTR	174,200	05/01/2004
B0412703	FOUNDATION	3,500	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2423/0857	1/06/2020	WD	Q	I	01	303,000
GRANTOR: AYERS MARGARET E						
GRANTEE: ROBAR CHARLES R & K						
1291/0003	1/27/2005	WD	Q	I		229,600
GRANTOR: COPPENBARGER HOMES						
GRANTEE: AYERS RONNIE O & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 N5 FOP=[YR=2004] N10 W18 S10 E18$ W18 N10 W18 S50 FGR=[YR=2004] S21 E20 N5 FOP=[YR=2004] E27 N5 W10 N4 W6 S2 W11 S7$ N7 W1 N8 W7 N6 W4 S5 W8$ E8 N5 E4 S6 E7 S8 E12 N2 E6 S4 E13 N46$.

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	680.00	SF	5.20	5.20	100	2004	2004	3	83	2,935	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 5,980

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 03/25/2021 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS