LOT 90
HICKORY VILLAGE #1 PB 6/369

NAUMOWICZ ROBERT J II & AMBER GRACE
86477 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0090-0000

BUILDING CHARACTERISTICS

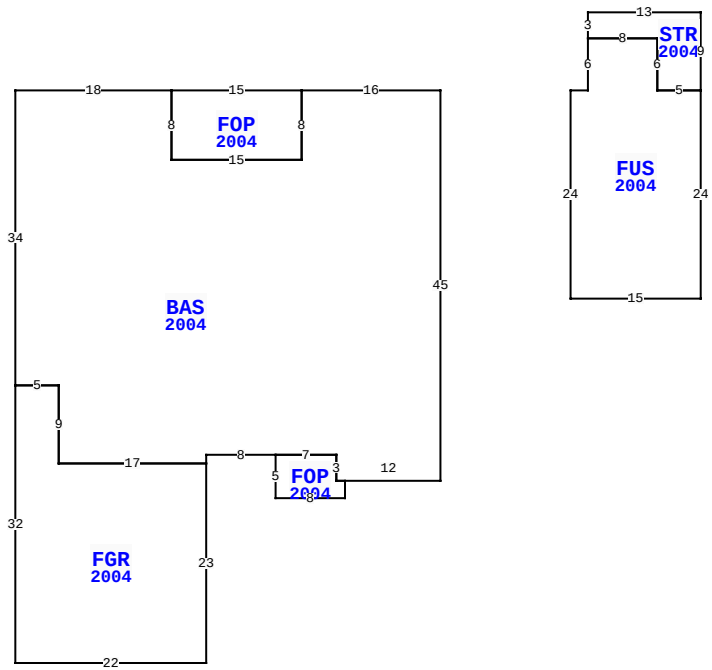
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,951	100	2004	1,951	221,064
FGR	551	55	2004	303	34,332
FOP	37	30	2004	11	1,247
FOP	120	30	2004	36	4,079
FUS	408	100	2004	408	46,229
STR	69	10	2004	7	793
TOTALS	3,136			2,716	307,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,716	125.4144	125.41	340,614	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 100% - 2024 Heated Area: 2359 HX Base Yr 2024



86477 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		307,745
TOTAL MARKET OB/XF VALUE		7,556
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		370,301
SOH/AGL Deduction		79,936
ASSESSED VALUE		290,365
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		239,643
TOTAL JUST VALUE		370,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002397	REPAIR/RRF	18,174	02/11/2022
B0412213	NEW CONSTR	1,000	01/01/2004
M047817	H/AC	0	01/01/2004
B0311840	NEW CONSTR	201,000	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/0278	5/12/2022	WD	Q	I	01	400,000
GRANTOR: JONES MARK & KIMBERLY						
GRANTEE: NAUMOWICZ ROBERT JO						
1475/0309	1/30/2007	WD	Q	I		279,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: JONES MARK & KIMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FOP=[YR=2004] W15 S8 E15 N8$ S8 W15 N8 W18 S34 FGR=[YR=2004] S32 E22 N23 W17 N9 W5$ E5 S9 E17 N1 E8 FOP=[YR=2004] S5 E8 N2 W1 N3 W7$ E7 S3 E12 N45$ PTR=E15 FUS=[YR=2004] E2 N6 STR=[YR=2004] N3 E13 S9 W5 N6 W8$ E8 S6 E5 S24 W15 N24$ W15$.

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	748.00	SF	5.20	5.20	100	2004	2004	3	83	3,228	
2	0825	BRICK	0	100	36	3	108.00	SF	12.50	12.50	100	2004	2004	3	95	1,283	
3	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 7,556

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 09/12/2019 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS