LOT 91
HICKORY VILLAGE #1 PB 6/369

LOUDERMILK CHRISTINA M & TROY A
86467 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0091-0000

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	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

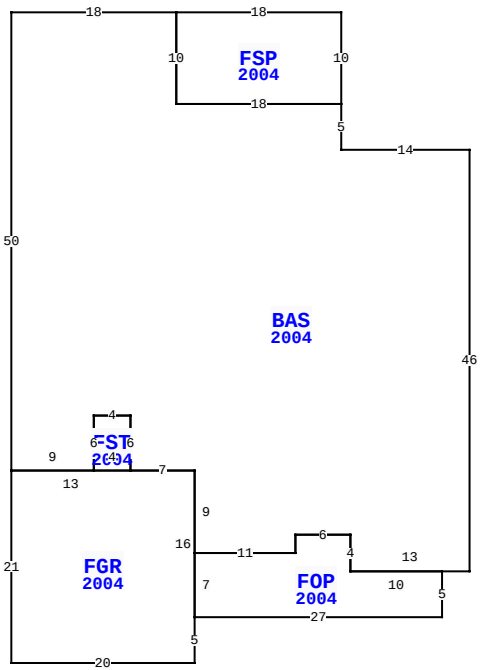
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100	2004	2,370	262,394
FGR	420	55	2004	231	25,575
FOP	181	30	2004	54	5,978
FSP	180	40	2004	72	7,972
FST	24	55	2004	13	1,439
TOTALS	3,175			2,740	303,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,740	122.5440	122.54	335,760	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 100% - 2020 Heated Area: 2370 HX Base Yr 2020



86467 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		303,359
TOTAL MARKET OB/XF VALUE		12,241
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		370,600
SOH/AGL Deduction		115,143
ASSESSED VALUE		255,457
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,735
TOTAL JUST VALUE		370,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311935	NEW CONSTR	180,000	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2263/1031	3/22/2019	WD	Q	I	01	261,500
GRANTOR: *CONFIDENTIAL*						
GRANTEE: LOUDERMILK CHRISTIN						
1586/0077	9/22/2008	WD	Q	I		254,000
GRANTOR: CH CONSTRUCTION INC						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 N5 FSP=[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$ N16 W7 FST=[YR=2004] N6 W4 S6 E4$ W13$ E9 N6 E4 S6 E7 S9 E11 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	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	656.00	SF	5.20	5.20	100	2004	2004	3	83	2,831	
3	0476	VF 6 SBPL	0	100	0	0	234.00	LF	32.00	32.00	100	2014	2014	3	85	6,365	

LAND DESCRIPTION

TOTAL OB/XF 12,241

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