

LOT 211
IN OR 1988/1515
HICKORY VILLAGE #3 PB 6/372

CAGLE JOHN M & MEGAN H
86421 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0211-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

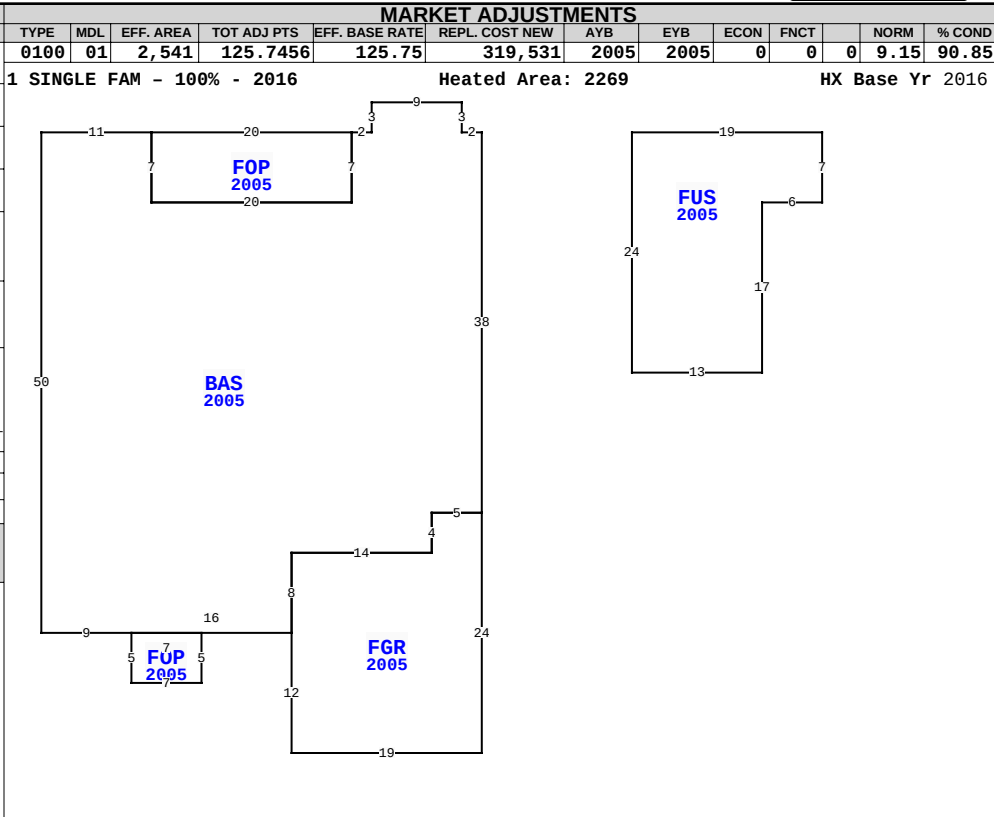
MAR NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	2005	1,915	218,777
FGR	400	55	2005	220	25,134
FOP	35	30	2005	10	1,143
FOP	140	30	2005	42	4,799
FUS	354	100	2005	354	40,443
TOTALS	2,844			2,541	290,294

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	20	3	60.00	SF	7.00	
2	0476	VF 6 SBPL	0 100	0	0	92.00	LF	32.00	
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	
4	0811	CONCRETE B	0 100	0	0	979.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



86421 SAND HICKORY TRL, YULEE	BLD DATE 03/14/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF									
6,705									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					290,294				
TOTAL MARKET OB/XF VALUE					6,705				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					351,999				
SOH/AGL Deduction					145,663				
ASSESSED VALUE					206,336				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					155,614				
TOTAL JUST VALUE					351,999				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					339,171				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09335	MECH OTHER	0	02/01/2005
B0413781	FOUNDATION	3,500	10/01/2004
B0413842	NEW CONSTR	160,919	10/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1988/1515	6/24/2015	WD	Q	I	01	190,000
GRANTOR: MCNEIL DANIEL						
GRANTEE: CAGLE JOHN M & MEGA						
1812/0383	8/31/2012	QC	U	I	11	100
GRANTOR: MCNEIL SANDRA E						
GRANTEE: MCNEIL DANIEL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W2 N3 W9 S3 W2 FOP=[YR=2005] W20 S7 E20 N7\$ S7 W20 N7 W11 S50 E9 FOP=[YR=2005] S5 E7 N5 W7\$ E16 FGR=[YR=2005] S12 E19 N24 W5 S4 W14 S8\$ N8 E14 N4 E5 N38\$ PTR=E15 FUS=[YR=2005] E19 S7 W6 S17 W13 N24\$ W15\$.									

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