LOT 212
IN OR 2200/1278
HICKORY VILLAGE #3 PB 6/372

MIXON STEPHEN & CASSANDRA
86415 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0212-0000

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		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

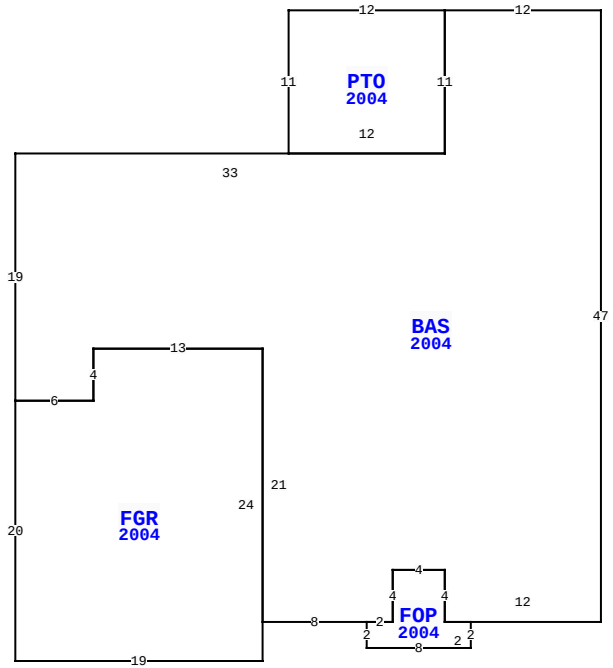
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,361	100	2004	1,361	170,472
FGR	432	55	2004	238	29,810
FOP	32	30	2004	10	1,253
PTO	132	5	2004	7	877
TOTALS	1,957			1,616	202,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,616	134.8950	134.90	217,998	2004	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2019 Heated Area: 1361 HX Base Yr 2019



BLD DATE	03/14/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86415 SAND HICKORY TRL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,411
TOTAL MARKET OB/XF VALUE		6,304
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		263,715
SOH/AGL Deduction		93,726
ASSESSED VALUE		169,989
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,267
TOTAL JUST VALUE		263,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004456	REPAIR/RRF	9,290	06/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2200/1278	5/25/2018	WD	U	I	30	160,000
GRANTOR: MIXON ROYCE DALE & JA						
GRANTEE: MIXON STEPHEN & CAS						
1975/0349	4/08/2015	WD	Q	I	01	135,000
GRANTOR: FRANKLIN SUSAN A & JO						
GRANTEE: MIXON ROYCE DALE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] W12 S11 E12 N11$ S11 W33 S19
FGR=[YR=2004] S20 E19 N24 W13 S4 W6$ E6 N4 E13 S21 E8
FOP=[YR=2004] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E12 N47$.

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	755.00	SF	5.20	5.20	100	2004	2004	3	83	3,259	

LAND DESCRIPTION

TOTAL OB/XF 6,304

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 12/01/2020 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS