LOT 216
HICKORY VILLAGE #3 PB 6/372

LEMAY MATTHEW RYAN & CALIA NATANYA
86381 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0216-0000

BUILDING CHARACTERISTICS

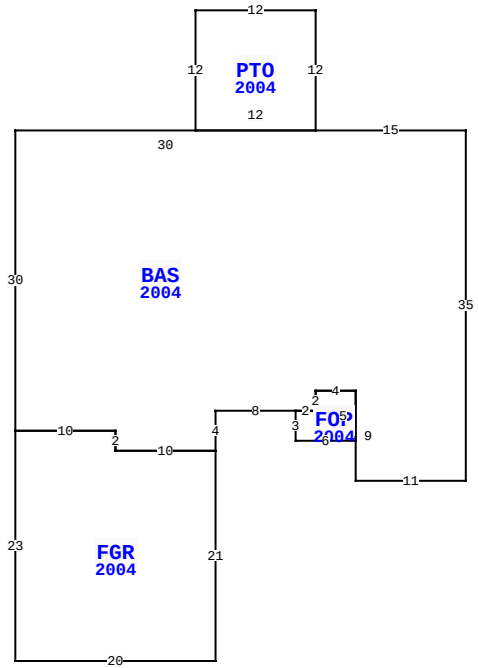
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,389	100	2004	1,389	167,813
FGR	440	55	2004	242	29,237
FOP	26	30	2004	8	967
PTO	144	5	2004	7	846
TOTALS	1,999			1,646	198,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,646	133.7220	133.72	220,103	2004	2004	0	0	0	9.65	90.35

1 SINGLE FAM – 0% - 0 Heated Area: 1389 HX Base Yr



86381 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,863
TOTAL MARKET OB/XF VALUE	3,397
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	257,260
SOH/AGL Deduction	11,081
ASSESSED VALUE	246,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,179
TOTAL JUST VALUE	257,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412192	NEW CONSTR	136,000	01/01/2004
R045764	REPAIR/RRF	1,500	01/01/2004
P047532	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2403/0179	10/06/2020	WD	Q	I	01	222,500
GRANTOR: PARRISH MARY K & CHRI						
GRANTEE: LEMAY MATTHEW RYAN						
2301/0693	8/23/2019	WD	Q	I	01	205,000
GRANTOR: BRYAN WILLIAM E & CHR						
GRANTEE: PARRISH MARY K & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 PTO=[YR=2004] N12 W12 S12 E12$ W30 S30
FGR=[YR=2004] S23 E20 N21 W10 N2 W10$ E10 S2 E10 N4 E8
FOP=[YR=2004] S3 E6 N5 W4 S2 W2$ E2 N2 E4 S9 E11 N35$.

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	0	0	0	787.00	SF	5.20	5.20	100	2004	2004	3	83	3,397	

LAND DESCRIPTION

TOTAL OB/XF 3,397

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	0		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