LOT 223
IN OR 1721/197
HICKORY VILLAGE #4 PB 7/122

MARCHAND MITCHELL J
86331 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0223-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

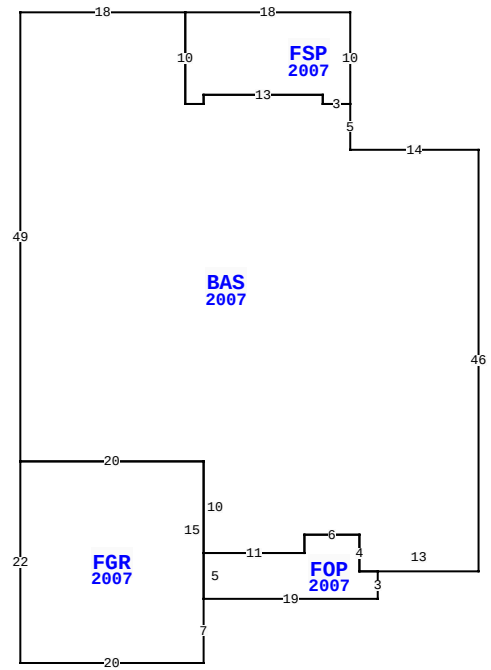
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,387	100	2007	2,387	272,545
FGR	440	55	2007	242	27,631
FOP	103	30	2007	31	3,540
FSP	167	40	2007	67	7,650
TOTALS	3,097			2,727	311,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,727	124.3104	124.31	338,993	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2012 Heated Area: 2387 HX Base Yr 2012



86331 SAND HICKORY TRL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,365
TOTAL MARKET OB/XF VALUE		5,411
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		371,776
SOH/AGL Deduction		160,533
ASSESSED VALUE		211,243
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,521
TOTAL JUST VALUE		371,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19942	ELEC OTHER	2,000	09/01/2007
M13279	MECH OTHER	0	09/01/2007
C19893	CO ISSUED	0	05/01/2007
B19893	NEW CONSTR	204,072	05/01/2007
P12372	OTHER	0	05/01/2007
R10354	REPAIR/RRF	3,500	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1721/0197	1/14/2011	WD	U	I	11	164,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: MARCHAND MITCHELL J						
1694/1333	8/06/2010	WD	U	I	12	267,600
GRANTOR: GARCIA EMILIA A & RAM						
GRANTEE: VYSTAR CREDIT UNION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 N5 FSP=[YR=2007] N10 W18 S10 E2 N1 E13 S1 E3$ W3 N1 W13 S1 W2 N10 W18 S49 FGR=[YR=2007] S22 E20 N7 FOP=[YR=2007] E19 N3 W2 N4 W6 S2 W11 S5$ N15 W20$ E20 S10 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	100	2007	2007	3	87	2,932	
3	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00	10.00	100	2007	2007	3	87	679	

LAND DESCRIPTION

TOTAL OB/XF 5,411

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