LOT 232
HICKORY VILLAGE #4 PB 7/122

WALLACE BRETT A & DARLENE C
86253 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0232-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

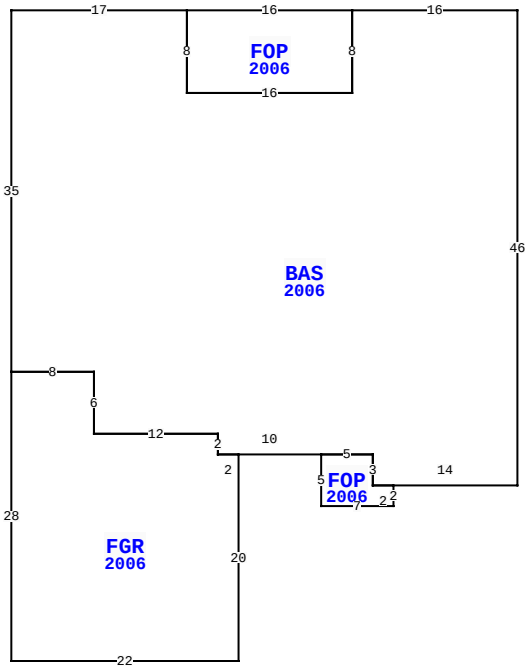
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,933	100	2006	1,933	216,080
FGR	528	55	2006	290	32,418
FOP	29	30	2006	9	1,006
FOP	128	30	2006	38	4,248
TOTALS	2,618			2,270	253,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,270	122.8430	122.84	278,847	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1933 HX Base Yr 2023



86253 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,751
TOTAL MARKET OB/XF VALUE		5,241
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		313,992
SOH/AGL Deduction		161,159
ASSESSED VALUE		152,833
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,111
TOTAL JUST VALUE		313,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611677	H/AC	0	06/01/2006
C17532	CO ISSUED	143,362	04/01/2006
B17532	NEW CONSTR	143,362	04/01/2006
E17188	ELEC OTHER	2,000	04/01/2006
P10986	OTHER	0	04/01/2006
R09157	REPAIR/RRF	3,500	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0825	10/04/2022	WD	Q	I	02	380,000
GRANTOR: AMERICAN EQUITY GROUP						
GRANTEE: WALLACE BRETT A & D						
2568/0200	6/01/2022	WD	U	I	37	316,500
GRANTOR: OSBORNE JOSEPH R & AS						
GRANTEE: AMERICAN EQUITY GRO						

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	2006	2006	3	89	1,780	
2	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	100	2006	2006	3	86	3,461	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] W16 S8 E16 N8$ S8 W16 N8 W17 S35 FGR=[YR=2006] S28 E22 N20 W2 N2 W12 N6 W8$ E8 S6 E12 S2 E10 FOP=[YR=2006] S5 E7 N2 W2 N3 W5$ E5 S3 E14 N46$.

LAND DESCRIPTION

TOTAL OB/XF 5,241

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