LOT 238
IN OR 1439/621
HICKORY VILLAGE #2 PB 7/120

STEVENS THOMAS P & KIMBERLY J
86209 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0238-0000

BUILDING CHARACTERISTICS

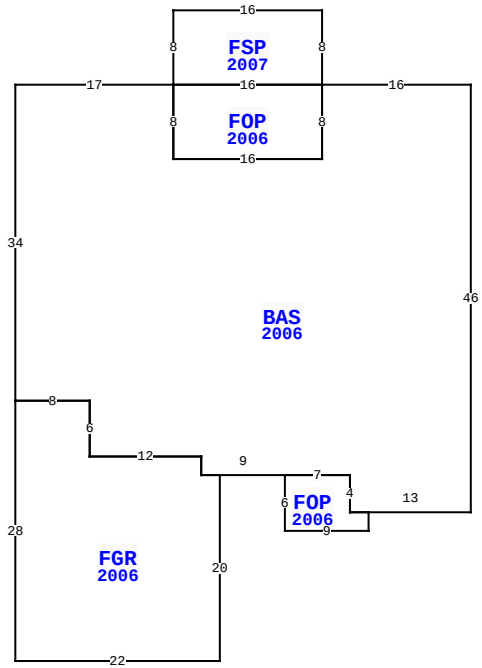
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,894	100	2006	1,894	216,769
FGR	528	55	2006	290	33,190
FOP	46	30	2006	14	1,603
FOP	128	30	2006	38	4,349
FSP	128	40	2007	51	5,837
TOTALS	2,724			2,287	261,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,287	125.7732	125.77	287,636	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1894 HX Base Yr 2007



86209 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,749
TOTAL MARKET OB/XF VALUE		6,901
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		323,650
SOH/AGL Deduction		151,430
ASSESSED VALUE		172,220
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,498
TOTAL JUST VALUE		323,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009427	REPAIR/RRF	11,000	10/24/2017
B19540	ADDITION	6,380	03/01/2007
M11276	MECH OTHER	0	03/01/2006
C17137	CO ISSUED	143,362	02/01/2006
E16822	ELEC OTHER	2,000	02/01/2006
R08926	REPAIR/RRF	3,500	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/0621	8/24/2006	WD	Q	I		229,800
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: STEVENS THOMAS P &						
1337/1410	8/01/2005	WD	U	V	19	2,360,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FSP=[YR=2007] N8 W16 S8 E16$ FOP=[YR=2006] W16 S8 E16 N8$ S8 W16 N8 W17 S34 FGR=[YR=2006] S28 E22 N20 W2 N2 W12 N6 W8$ E8 S6 E12 S2 E9 FOP=[YR=2006] S6 E9 N2 W2 N4 W7$ E7 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	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2006	2006	3	86	3,023	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	2006	2006	3	86	520	
3	0471	VINYL FNC	0	100	0	0	159.00	LF	32.00	32.00	100	2006	2006	3	66	3,358	

LAND DESCRIPTION

TOTAL OB/XF 6,901

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