LOT 240
IN OR 2026/894
HICKORY VILLAGE #2 PB 7/120

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC/
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

42-2N-27-435H-0240-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

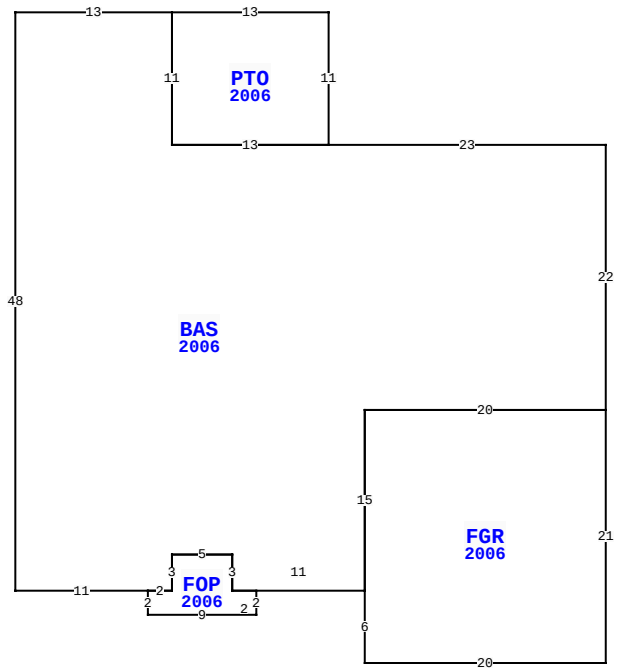
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,641	100	2006	1,641	187,814
FGR	420	55	2006	231	26,438
FOP	33	30	2006	10	1,145
PTO	143	5	2006	7	801
TOTALS	2,237			1,889	216,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,889	125.7732	125.77	237,580	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 1641 HX Base Yr



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

86191 SAND HICKORY TRL, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	216,198
TOTAL MARKET OB/XF VALUE	3,392
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	274,590
SOH/AGL Deduction	11,767
ASSESSED VALUE	262,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,823
TOTAL JUST VALUE	274,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17403	CO ISSUED	120,813	04/01/2006
E17221	ELEC OTHER	2,000	04/01/2006
M11441	MECH OTHER	0	04/01/2006
B17403	NEW CONSTR	120,813	04/01/2006
P10887	OTHER	0	03/01/2006
R09068	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/0894	2/02/2016	CT	U	I	18	123,700
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1441/0365	8/31/2006	WD	Q	I		211,000
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: ANDREASEN LAVERNE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 PTO=[YR=2006] N11 W13 S11 E13$ W13 N11 W13 S48 E11 FOP=[YR=2006] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2006] S6 E20 N21 W20 S15$ N15 E20 N22$.

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	676.00	SF	5.20	5.20	100	2006	2006	3	86	3,023	
2	0810	CONCRETE A	0	0	22	3	66.00	SF	6.50	6.50	100	2006	2006	3	86	369	

LAND DESCRIPTION

TOTAL OB/XF 3,392

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