

LOT 241
IN OR 2182/42
HICKORY VILLAGE #2 PB 7/120

MARCHAND MARCEL A L/E/
86181 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0241-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
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

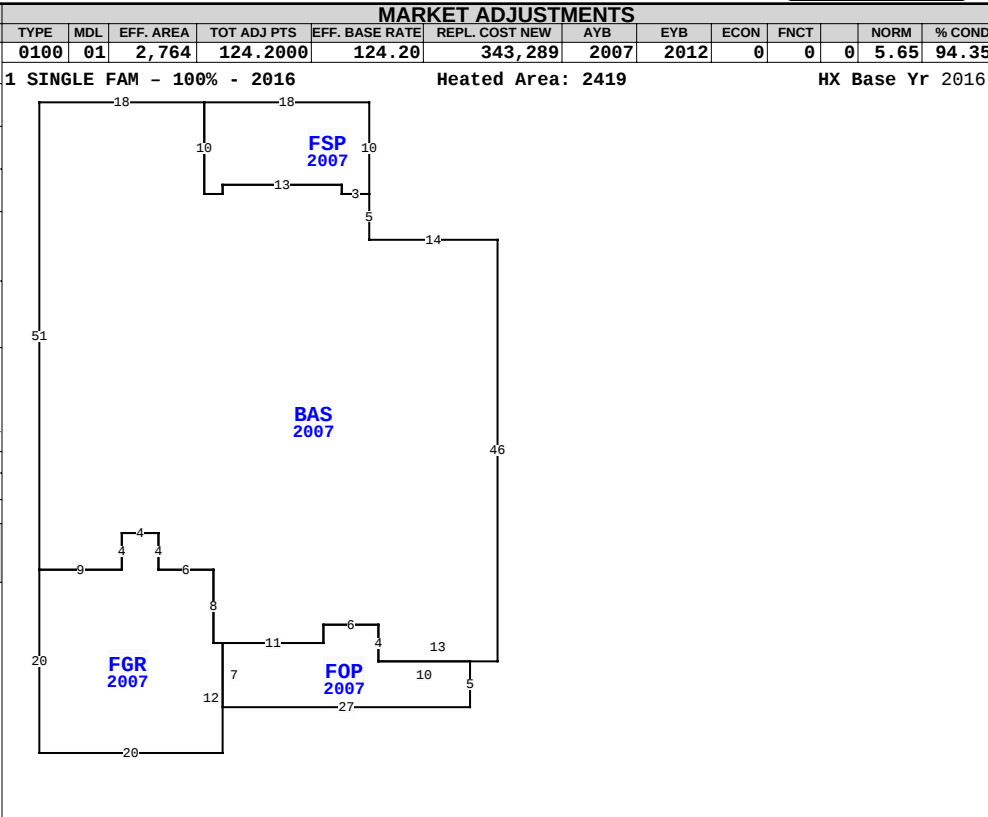
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,419	100	2007	2,419	283,465
FGR	408	55	2007	224	26,249
FOP	181	30	2007	54	6,328
FSP	167	40	2007	67	7,851
TOTALS	3,175			2,764	323,893

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20
3	0855	CONC PAVER	0	100	24	3	72.00	SF	10.00
4	0476	VF 6 SBPL	0	100	0	0	124.00	LF	32.00
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
6	0855	CONC PAVER	0	100	0	0	1,000.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00

REVIEW DATE 03/24/2021 BY NWX



BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	07/26/2007	JM	LAND DATE	
INC DATE			AG DATE	

86181 SAND HICKORY TRL, YULEE

TOTAL OB/XF									
19,707									

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	323,893		
TOTAL MARKET OB/XF VALUE	19,707		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	398,600		
SOH/AGL Deduction	157,596		
ASSESSED VALUE	241,004		
TOTAL EXEMPTION VALUE	60,722		
BASE TAXABLE VALUE	180,282		
TOTAL JUST VALUE	398,600		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	384,299		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009333	REPAIR/RRF	0	10/06/2020
M12368	MECH OTHER	0	01/01/2007
P11688	OTHER	0	11/01/2006
C18740	CO ISSUED	0	10/01/2006
B18740	NEW CONSTR	209,814	10/01/2006
R09836	REPAIR/RRF	3,900	10/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2182/0042	3/02/2018	QC	U	I	11
GRANTOR: MARCHAND MARCEL A					
GRANTEE: MARCHAND MARCEL A L					
2012/0306	10/30/2015	WD	Q	I	01
GRANTOR: MORGAN HOWARD E					
GRANTEE: MARCHAND MARCEL A					

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 S51 FGR=[YR=2007] S20 E20 N12 W1N8W6 N4 W4 S4 W9\$ E9 N4 E4 S4 E6 S8 E1 FOP=[YR=2007] S7 E27 N5 W10 N4 W6 S2 W11\$ E11 N2 E6 S4 E13 N46\$. PRINTED 07/30/2025 BY SYS					