LOT 242
HICKORY VILLAGE #2 PB 7/120

PRADO TANIA J
86171 SAND HICKORY TRL
YULEE, FL 32097

2025

42-2N-27-435H-0242-0000

BUILDING CHARACTERISTICS

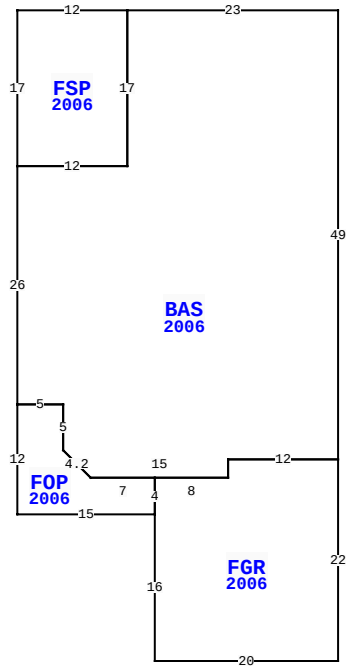
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,513	100	2006	1,513	168,689
FGR	424	55	2006	233	25,978
FOP	105	30	2006	32	3,568
FSP	204	40	2006	82	9,142
TOTALS	2,246			1,860	207,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,860	122.0541	122.05	227,013	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1513 HX Base Yr 2022



86171 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		207,376
TOTAL MARKET OB/XF VALUE		3,627
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		266,003
SOH/AGL Deduction		38,661
ASSESSED VALUE		227,342
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		121,620
TOTAL JUST VALUE		266,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516110	CO ISSUED	0	04/01/2005
B0516110	NEW CONSTR	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2792/1611	6/04/2025	WD	Q	I	01	389,000
GRANTOR: SHEPHERD PHYLLIS K						
GRANTEE: PRADO TANIA J						
2432/0809	2/03/2021	WD	Q	I	02	209,000
GRANTOR: GOZZI MADELINE						
GRANTEE: SHEPHERD PHYLLIS K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FSP=[YR=2006] W12 S17 E12 N17$ S17 W12 S26
FOP=[YR=2006] S12 E15 FGR=[YR=2006] S16 E20 N22 W12 S2 W8
S4$ N4 W7 U3 L3 N5 W5$ E5 S5 R3 D3 E15 N2 E12 N49$.

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	36	3	108.00	SF	6.50	6.50	100	2006	2006	3	86	604	

LAND DESCRIPTION

TOTAL OB/XF 3,627

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 03/28/2025 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS