LOT 244
IN OR 2144/461
HICKORY VILLAGE #2 PB 7/120

DANIELS ERIN M
86153 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0244-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

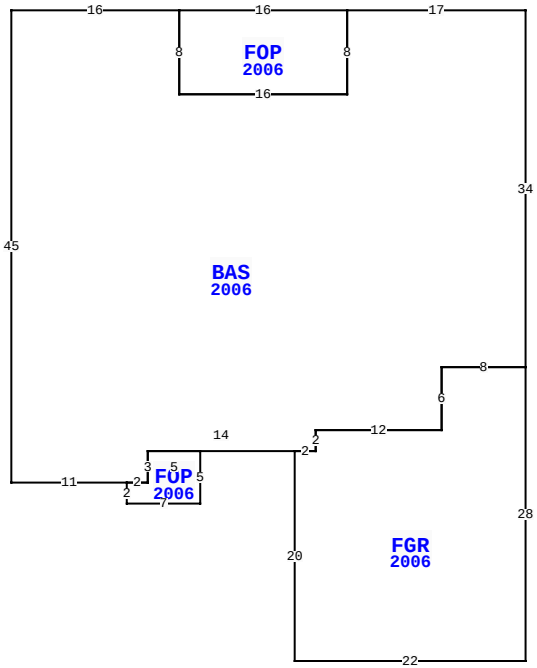
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,881	100	2006	1,881	214,135
FGR	528	55	2006	290	33,014
FOP	29	30	2006	9	1,025
FOP	128	30	2006	38	4,326
TOTALS	2,566			2,218	252,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	125.0970	125.10	277,472	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 1881 HX Base Yr



86153 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	03/20/2007	JM	LAND DATE	03/20/2007 JM
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,500
TOTAL MARKET OB/XF VALUE	25,562
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	333,062
SOH/AGL Deduction	4,629
ASSESSED VALUE	328,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,433
TOTAL JUST VALUE	333,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19366	ADDITION	5,024	01/01/2007
B18709	SWIM POOL	39,100	10/01/2006
E17222	ELEC OTHER	2,000	04/01/2006
M11402	MECH OTHER	0	04/01/2006
C17310	CO ISSUED	143,362	03/01/2006
B17310	NEW CONSTR	143,362	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/0461	9/01/2017	QC	U	I	11	100
GRANTOR: DANIELS TODD						
GRANTEE: DANIELS ERIN M						
1884/1001	10/01/2013	QC	U	I	11	100
GRANTOR: KAUFMAN ERIN DANIELS						
GRANTEE: DANIELS TODD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FOP=[YR=2006] W16 S8 E16 N8$ S8 W16 N8 W16 S45 E11 FOP 2006=S2 E7 N5 W5 S3 W2$ E2 N3 E14 FGR=[YR=2006] S20 E22 N28 W8 S6 W12 S2 W2$ E2 N2 E12 N6 E8 N 34$.

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	769.00	SF	5.20	5.20	100	2006	2006	3	86	3,439	
2	0911	SCRN RM A	0	0	20	38	760.00	SF	17.50	17.50	100	2007	2007	3	27	3,591	
3	0861	POOL GUNIT	0	0	0	0	312.00	SF	85.00	85.00	100	2007	2007	3	44	11,669	
4	0845	KOOL DECK	0	0	0	0	448.00	SF	7.25	7.25	100	2007	2007	3	87	2,826	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	27	540	
6	0476	VF 6 SBPL	0	0	0	0	149.00	LF	32.00	32.00	100	2007	2007	3	69	3,290	
7	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	69	207	

LAND DESCRIPTION

TOTAL OB/XF 25,562

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