LOT 245
IN OR 2109/30
HICKORY VILLAGE #2 PB 7/120

WATROUS CHRISTIAN G & ROBIN L
86145 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0245-0000

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	08	SHT VINYL 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

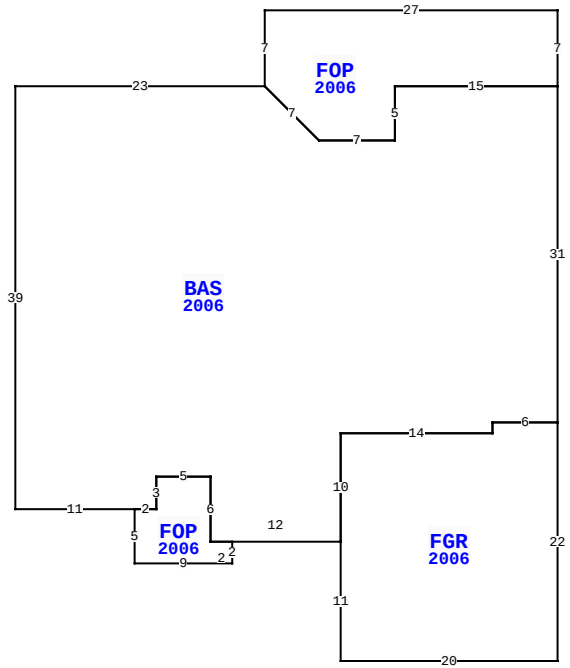
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,778	100	2006	1,778	198,753
FGR	426	55	2006	234	26,158
FOP	54	30	2006	16	1,788
FOP	237	30	2006	71	7,937
TOTALS	2,495			2,099	234,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	122.8430	122.84	257,841	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1778 HX Base Yr 2018



86145 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,635
TOTAL MARKET OB/XF VALUE		8,151
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		297,786
SOH/AGL Deduction		102,251
ASSESSED VALUE		195,535
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,813
TOTAL JUST VALUE		297,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11437	TANKS/BLRS	0	04/01/2006
C16792	CO ISSUED	0	12/01/2005
B0516792	NEW CONSTR	134,092	12/01/2005
B0516681	FOUNDATION	3,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2109/0030	3/29/2017	WD	Q	I	02	206,000
GRANTOR: PALMER BENJAMIN H & M						
GRANTEE: WATROUS CHRISTIAN G						
1891/1295	11/15/2013	WD	Q	I	02	160,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: PALMER BENJAMIN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W27 S7 BAS=[YR=2006] W23 S39 E11 FOP=[YR=2006] S5 E9 N2 W2 N6 W5 S3 W2$ E2 N3 E5 S6 E12 FGR=[YR=2006] S11 E20 N22 W6 S1 W14 S10$ N10 E14 N1 E6 N31 W15 S5 W7 L5 U5 $ D5 R5 E7 N5 E15 N7$.

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	0855	CONC PAVER	0	100	0	0	108.00	SF	10.00	10.00	100	2006	2006	3	86	929	
2	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2006	2006	3	86	2,952	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	69	207	
4	0476	VF 6 SBPL	0	100	0	0	184.00	LF	32.00	32.00	100	2007	2007	3	69	4,063	

LAND DESCRIPTION

TOTAL OB/XF 8,151

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