LOT 248
HICKORY VILLAGE #1 PB 6/369

CULLIN JEFFREY P
86125 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0248-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

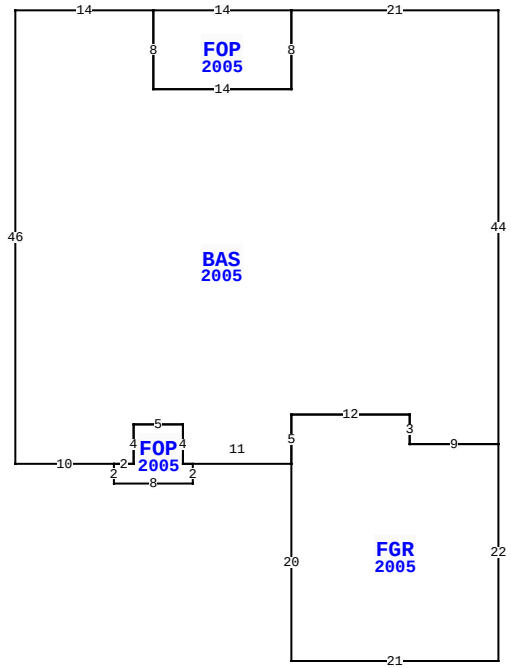
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,044	100	2005	2,044	223,933
FGR	498	55	2005	274	30,019
FOP	36	30	2005	11	1,205
FOP	112	30	2005	34	3,725
TOTALS	2,690			2,363	258,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,363	120.5890	120.59	284,954	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2022 Heated Area: 2044 HX Base Yr 2022



86125 SAND HICKORY TRL, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,881
TOTAL MARKET OB/XF VALUE		3,263
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		317,144
SOH/AGL Deduction		53,051
ASSESSED VALUE		264,093
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		163,371
TOTAL JUST VALUE		317,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14467	ELEC OTHER	2,000	03/01/2005
P08994	OTHER	0	02/01/2005
R0507058	REPAIR/RRF	1,500	02/01/2005
B0514310	NEW CONSTR	184,825	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/1622	8/27/2021	WD	Q	I	01	310,000
GRANTOR: JONES TOMMY SR & ELIZ						
GRANTEE: CULLIN JEFFREY P &						
2315/0997	10/30/2019	WD	Q	I	01	227,900
GRANTOR: BUCHANAN RENEE E & SH						
GRANTEE: JONES THOMMY SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 FOP=[YR=2005] W14 S8 E14 N8$ S8 W14 N8 W14 S46 E10 FOP=[YR=2005] S2 E8 N2 W1 N4 W5 S4 W2$ E2 N4 E5 S4 E11 FGR=[YR=2005] S20 E21 N22 W9 N3 W12 S5$ N5 E12 S3 E9 N44$.

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	747.00	SF	5.20	5.20	100	2005	2005	3	84	3,263	

LAND DESCRIPTION

TOTAL OB/XF 3,263

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