LOT 249
HICKORY VILLAGE #1 PB 6/369

CARTER PAUL W
86117 SAND HICKORY TRAIL
YULEE, FL 32097

2025

42-2N-27-435H-0249-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

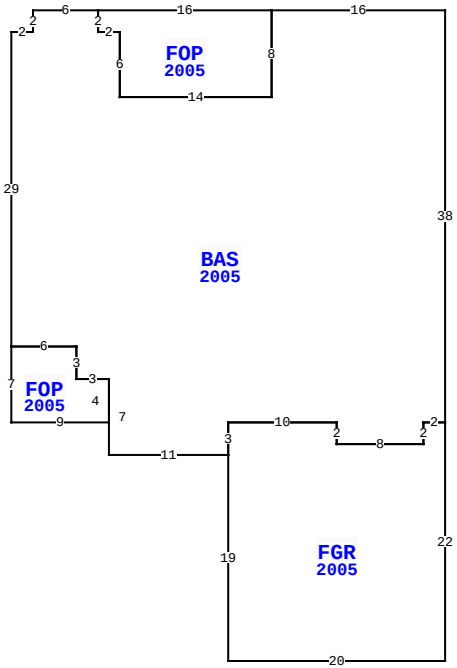
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,395	100	2005	1,395	164,693
FGR	424	55	2005	233	27,508
FOP	54	30	2005	16	1,889
FOP	116	30	2005	35	4,132
TOTALS	1,989			1,679	198,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,679	129.9500	129.95	218,186	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1395 HX Base Yr 2021



86117 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	08/08/2007	JM	LAND DATE	08/08/2007 JM
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,222
TOTAL MARKET OB/XF VALUE		8,330
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		261,552
SOH/AGL Deduction		69,339
ASSESSED VALUE		192,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,491
TOTAL JUST VALUE		261,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15132	NEW CONSTR	108,856	02/06/2006
E0515052	ELEC OTHER	2,000	05/01/2005
M0509696	H/AC	0	05/01/2005
R07571	REPAIR/RRF	3,500	04/01/2005
P09190	OTHER	0	03/01/2005
B14751	FOUNDATION	3,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/0869	8/12/2020	WD	Q	I	02	198,000
GRANTOR: ZERKEL RYAN & CAITLIN						
GRANTEE: CARTER PAUL W						
1867/1169	6/28/2013	WD	Q	I	02	155,000
GRANTOR: ANDERSON KARI E & ROB						
GRANTEE: ZERKEL RYAN & CAITL						

BUILDING NOTES

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	138.00	SF	7.00	7.00	100	2005	2005	3	84	811	
2	0811	CONCRETE B	0	100	0	0	663.00	SF	5.20	5.20	100	2005	2005	3	84	2,896	
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	200.00	LF	32.00	32.00	100	2007	2007	3	69	4,416	

BUILDING DIMENSIONS

BAS=[YR=2005] W16 FOP=[YR=2005] W16 S2 E2 S6 E14 N8$ S8 W14 N6 W2 N2 W6 S2 W2 S29 FOP=[YR=2005] S7 E9 N4 W3 N3 W6$ E6 S3 E3 S7 E11 FGR=[YR=2005] S19 E20 N22 W2 S2 W8 N2 W10 S3$ N3 E10 S2 E8 N2 E2 N38$.

LAND DESCRIPTION

TOTAL OB/XF 8,330

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