

GILLETTE CEDRIC II & BARBARA
86500 SAND HICKORY TRL
YULEE, FL 32097

42-2N-27-435H-0002-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall16WD FR STUC 30

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo07CORK/VTILE 60

Interior Floo11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4047.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS1,37410020041,374162,712

FGR41455200422827,000

FOP40302004121,421

PTO132520047829

TOTALS1,9601,621191,963

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNCTNORM% COND

0100011,621125.5212131.80213,6482004200400010.1589.85

1 SINGLE FAM 100% - 2019Heated Area: 1374HX Base Yr 2019

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE191,963

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE251,963

SOH/AGL Deduction75,400

ASSESSED VALUE176,563

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE125,152

TOTAL JUST VALUE251,963

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE259,590

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSN CD SALE PRICE

2224/13189/14/2018WDQI02189,900

GRANTOR:SPERRY PAMELA G & JEF

GRANTEE:GILLETTE CEDRIC II

1679/09265/31/2010WDU I 38130,000

GRANTOR:GRANT DAWN M

GRANTEE:SMITH PAMELA G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W21 PTO=[YR=2004] N11 W12 S11 E12\$ W12 N11 W12 S47 E10 FOP=[YR=2004] S2 E8 N2 W2 N6 W4 S6 W2\$ E2 N6 E4 S6 E9 FGR=[YR=2004] S3 E20 N20 W6 N4 W6 S3 W7 S18 W1\$ E1 N18 E7 N3 E6 S4 E6 N19\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSEX UNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1 000100CRES1000003RSF-20.000.001.00LT1.001.001.0060,000.0060,000.0060,000

EXTRA FEATURES

86500 SAND HICKORY TRL, YULEE

BLD DATEXF DATEINC DATE03/14/2023NW

LGL DATELAND DATEAG DATE03/27/2026MLU

REVIEW DATE01/01/2023BYCD

Total Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000

PRINTED 07/09/2026 BY SYS