LOT 8
IN OR 1305/256
HICKORY VILLAGE #3 PB 6/372

PAUL SUSAN P
86460 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0008-0000

BUILDING CHARACTERISTICS

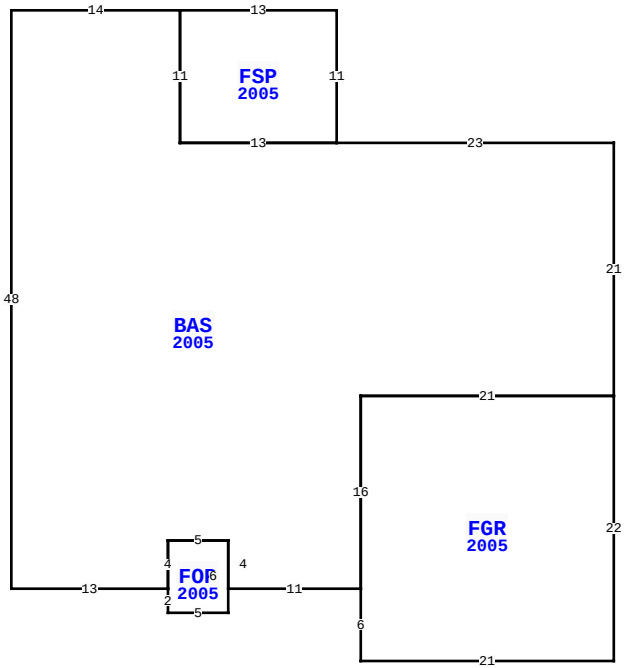
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,648	100	2005	1,648	175,356
FGR	462	55	2005	254	27,027
FOP	30	30	2005	9	958
FSP	143	40	2005	57	6,065
TOTALS	2,283			1,968	209,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,968	112.1610	117.77	231,771	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2006 Heated Area: 1648 HX Base Yr 2006



86460 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,405
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		269,405
SOH/AGL Deduction		116,938
ASSESSED VALUE		152,467
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,056
TOTAL JUST VALUE		269,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514127	ELEC OTHER	2,000	02/01/2005
M0509150	MECH OTHER	0	02/01/2005
P0408781	OTHER	0	12/01/2004
B0414024	NEW CONSTR	148,830	11/01/2004
R046860	REPAIR/RRF	1,500	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/0256	3/29/2005	WD	Q	I		154,700
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: PAUL SUSAN P						
1194/0943	12/10/2003	WD	U	V	19	33,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 FSP=[YR=2005] N11 W13 S11 E13 $ W13 N11 W14 S48 E13 FOP=[YR=2005] S2 E5 N6 W5 S4$ N4 E5 S4 E11 FGR=[YR=2005] S6 E21 N22 W21 S16 $ N16 E21 N21 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS