LOT 9
IN OR 1717/1389
HICKORY VILLAGE #3 PB 6/372

CRUZ EMMANUEL
96158 SWEETBRIAR LANE
YULEE, FL 32097

2026

42-2N-27-435H-0009-0000

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

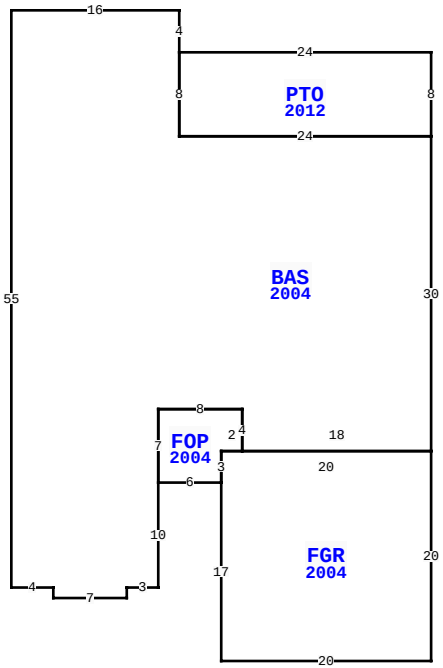
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,549	100	2004	1,549	168,795
FGR	400	55	2004	220	23,974
FOP	50	30	2004	15	1,634
PTO	192	5	2012	10	1,090
TOTALS	2,191			1,794	195,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,794	115.5000	121.28	217,576	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 0% - 0 Heated Area: 1549 HX Base Yr



86452 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	195,492
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	258,502
SOH/AGL Deduction	0
ASSESSED VALUE	258,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,502
TOTAL JUST VALUE	258,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311771	FOUNDATION	3,500	10/01/2003
B0311794	NEW CONSTR	155,000	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1717/1389	12/22/2010	WD	U	I	11	134,900

GRANTOR: FEDERAL HOME LOAN MOR
GRANTEE: CRUZ EMMANUEL

1701/1401	8/10/2010	WD	U	I	11	100

GRANTOR: WELLS FARGO BANK N A
GRANTEE: FEDERAL HOME LOAN M

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W24 BAS=[YR=2004] N4 W16 S55 E4 S1 E7 N1 E3 N10 FOP=[YR=2004] E6 FGR=[YR=2004] S17 E20 N20 W20 S3$ N3 E2 N4 W8 S7$ N7 E8 S4 E18 N30 W24 N8$ S8 E24 N8$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	0	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