LOT 13
IN OR 1849/1919
HICKORY VILLAGE #3 PB 6/372

HENDRICKS TIMOTHY & ROSEMARIE L
86424 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0013-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

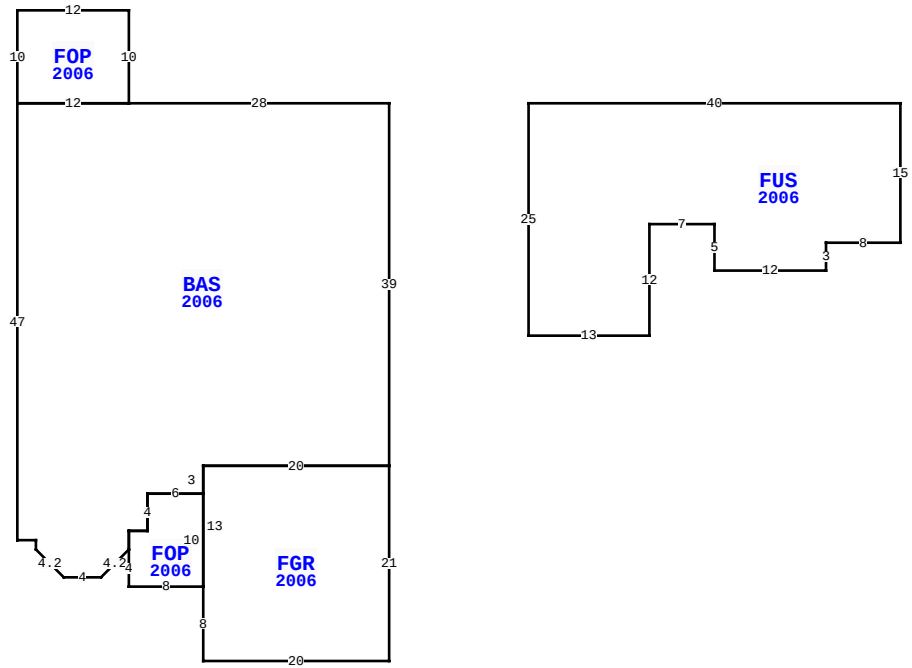
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,719	100	2006	1,719	180,175
FGR	420	55	2006	231	24,212
FOP	72	30	2006	22	2,306
FOP	120	30	2006	36	3,773
FUS	752	100	2006	752	78,820
TOTALS	3,083			2,760	289,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,760	109.8720	115.37	318,421	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2014 Heated Area: 2471 HX Base Yr 2014



86424 SAND HICKORY TRL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,285
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		349,285
SOH/AGL Deduction		141,800
ASSESSED VALUE		207,485
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,074
TOTAL JUST VALUE		349,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509952	H/AC	0	06/01/2005
E0514966	ELEC OTHER	2,000	05/01/2005
P0509446	OTHER	0	05/01/2005
R07455	REPAIR/RRF	3,500	04/01/2005
C14816	CO ISSUED	3,500	03/01/2005
B14990	NEW CONSTR	170,811	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1849/1919	3/13/2013	WD	Q	I	02	180,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: HENDRICKS TIMOTHY P						
1803/0692	7/20/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28 FOP=[YR=2006] N10 W12 S10 E12$ W12 S47 E2 S1 R3 D3 E4 U3 R3 FOP=[YR=2006] S4 E8 FGR=[YR=2006] S8 E20 N21 W20 S13$ N10 W6 S4 W2 S2$ N2 E2 N4 E6 N3 E20 N39$ PTR=E15 FUS=[YR=2006] E40 S15 W8 S3 W12 N5 W7 S12 W13 N25$ W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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