LOT 18
HICKORY VILLAGE #3 PB 6/372

TAYLOR ALYSSA NICOLE REVOCABLE LIVING TRUST/MAURER
86394 SAND HICKORY TRL
YULEE, FL 32097

2026

42-2N-27-435H-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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 60
Interior Floo	13	LVT/LAMNT 40
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	04	Quality Level 04

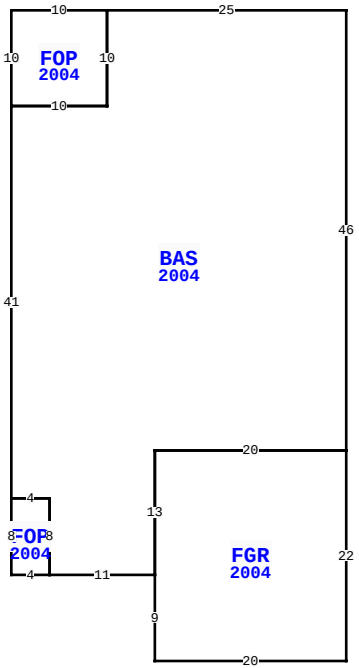
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,673	100	2004	1,673	179,587
FGR	440	55	2004	242	25,977
FOP	32	30	2004	10	1,073
FOP	100	30	2004	30	3,220
TOTALS	2,245			1,955	209,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	114.0132	119.71	234,033	2004	2004	0	0	0	10.33	89.67

1 SINGLE FAM 100% - 2026 Heated Area: 1673 HX Base Yr 2026



86394 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		209,857
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		269,857
SOH/AGL Deduction		0
ASSESSED VALUE		269,857
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		218,446
TOTAL JUST VALUE		269,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412452	NEW CONSTR	142,308	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2789/1264	5/21/2025	WD	Q	I	01	332,000
GRANTOR: OP SPE PHX1 LLC						
GRANTEE: TAYLOR ALYSSA NICOL						
2776/1306	3/25/2025	WD	U	I	37	284,500
GRANTOR: ARMM ASSET COMPANY 2						
GRANTEE: OP SPE PHX1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 FOP=[YR=2004] W10 S10 E10 N10$ S10 W10 S41 FOP=[YR=2004] S8 E4 N8 W4$ E4 S8 E11 FGR=[YR=2004] S9 E20 N22 W20 S13$ N13 E20 N46$.

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