LOT 29
HICKORY VILLAGE #4 PB 7/122

LAMMERS RICHARD S
86318 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0029-0000

BUILDING CHARACTERISTICS

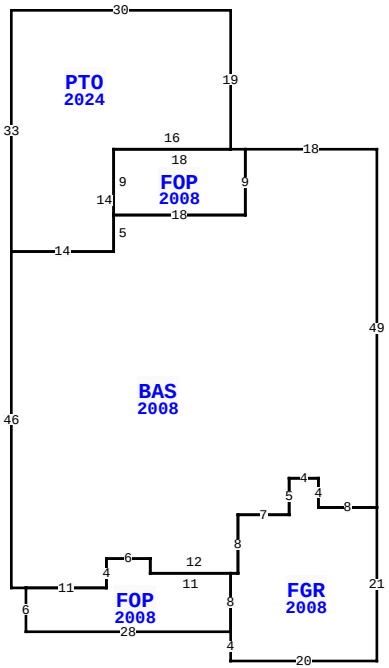
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,376	100	2008	2,376	254,070
FGR	420	55	2008	231	24,701
FOP	162	30	2008	49	5,240
FOP	214	30	2008	64	6,844
PTO	766	5	2024	38	4,063
TOTALS	3,938			2,758	294,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,758	110.8800	116.42	321,086	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2021 Heated Area: 2376 HX Base Yr 2021



86318 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		294,917
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		354,917
SOH/AGL Deduction		53,084
ASSESSED VALUE		301,833
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		250,422
TOTAL JUST VALUE		354,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14143	MECH OTHER	0	09/01/2008
B21636	NEW CONSTR	209,814	07/01/2008
E21086	ELEC OTHER	2,000	07/01/2008
R11389	REPAIR/RRF	9,000	07/01/2008
P13337	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/0370	7/16/2020	WD	Q	I	01	320,000
GRANTOR: CALAZANS PAULO J & LI						
GRANTEE: LAMMERS RICHARD S						
2141/1364	8/21/2017	WD	Q	I	01	227,000
GRANTOR: SCHOW JUSTIN W & STEP						
GRANTEE: CALAZANS PAULO J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W18 S9 W18 S5 W14 S46 E2 E11 N4 E6 S2 E12 N8 E7 N5 E4 S4 E8 N49 $
FGR=[YR=2008;ORIG=-20,66] S4 E20 N21 W8 N4 W4 S5 W7 S8 W1 S8 $
FOP=[YR=2008;ORIG=-48,60] S6 E28 N8 W11 N2 W6 S4 W11 $
FOP=[YR=2008;ORIG=-18,0] W18 S9 E18 N9 $
PTO=[YR=2024;ORIG=-50,-19] E30 S19 W16 S14 W14 N33 $
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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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS