LOT 31
HICKORY VILLAGE #4 PB 7/122

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

42-2N-27-435H-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

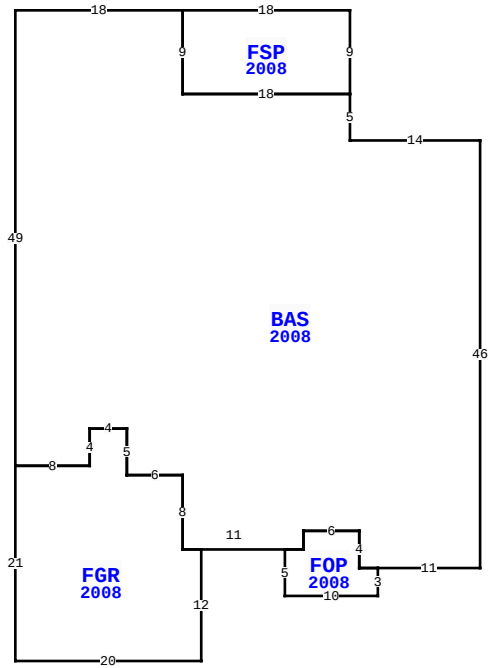
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,384	100	2008	2,384	257,246
FGR	412	55	2008	227	24,495
FOP	58	30	2008	17	1,834
FSP	162	40	2008	65	7,014
TOTALS	3,016			2,693	290,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,693	111.8880	117.48	316,374	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 0% - 2025 Heated Area: 2384 HX Base Yr



86304 SAND HICKORY TRL, YULEE

BLD DATE		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	290,590
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	350,590
SOH/AGL Deduction	0
ASSESSED VALUE	350,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	350,590
TOTAL JUST VALUE	350,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14140	MECH OTHER	0	09/01/2008
C21637	CO ISSUED	0	07/01/2008
B21637	NEW CONSTR	200,772	07/01/2008
E21085	ELEC OTHER	2,000	07/01/2008
R11390	REPAIR/RRF	8,000	07/01/2008
P13336	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/1936	12/20/2024	WD	U	I	38	355,000
GRANTOR: BARRY JEANNINE & AARO						
GRANTEE: YAMASA CO LTD						
2505/1700	10/15/2021	WD	Q	I	01	349,900
GRANTOR: HALL JAMES & LAURA						
GRANTEE: BARRY JEANNINE & AA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W14 N5 W18 N9 W18 S49 E8 N4 E4 S5 E6 S8 E11 E2 N2 E6 S4 E2 E11 N46 $
FGR=[YR=2008;ORIG=-50,35] S21 E20 N12 W2 N8 W6 N5 W4 S4 W8 $
FSP=[YR=2008;ORIG=-14,-5] N9 W18 S9 E18 $
FOP=[YR=2008;ORIG=-21,44] S5 E10 N3 W2 N4 W6 S2 W2 $
.

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	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 03/12/2025 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS