LOT 36
HICKORY VILLAGE #4 PB 7/122

THOMPSON DORIS
2368 OGEECHEE RD
SYLVANIA, GA 30467

2026

42-2N-27-435H-0036-0000

BUILDING CHARACTERISTICS

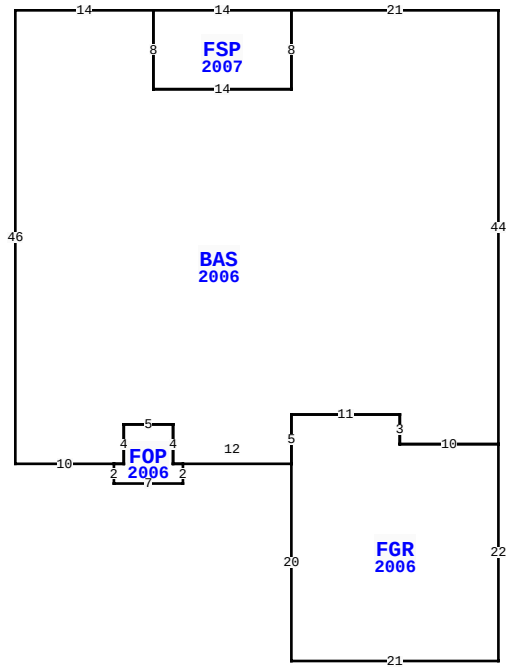
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,047	100	2006	2,047	221,174
FGR	495	55	2006	272	29,389
FOP	34	30	2006	10	1,081
FSP	112	40	2007	45	4,863
TOTALS	2,688			2,374	256,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,374	113.7045	119.39	283,432	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 2026 Heated Area: 2047 HX Base Yr



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

86274 SAND HICKORY TRL, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	256,506
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	316,506
SOH/AGL Deduction	0
ASSESSED VALUE	316,506
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,506
TOTAL JUST VALUE	316,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012823	REMODEL	12,500	08/19/2022
M11829	MECH OTHER	0	07/01/2006
C17797	CO ISSUED	273,707	05/01/2006
E17389	ELEC OTHER	2,000	05/01/2006
P11152	OTHER	0	05/01/2006
R09325	REPAIR/RRF	3,500	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/802	12/30/2025	WD	Q	I	01	380,000
GRANTOR: DIENER MICHAEL R & KA						
GRANTEE: THOMPSON DORIS						
2328/1622	12/27/2019	WD	Q	I	01	238,000
GRANTOR: FRIEDERS BENJAMIN P						
GRANTEE: DIENER MICHAEL R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FSP=[YR=2007] W14 S8 E14 N8$ S8 W14 N8 W14 S46 E10 FOP=[YR=2006] S2 E7 N2 W1 N4 W5 S4 W1$ E1 N4 E5 S4 E12 FGR=[YR=2006] S20 E21 N22 W10 N3 W11 S5$ N5 E11 S3 E10 N44$.

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	000134	C	RES POND	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