LOT 37
HICKORY VILLAGE #4 PB 7/122

DARE JOHN H III & OLLINE WILSON
86268 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

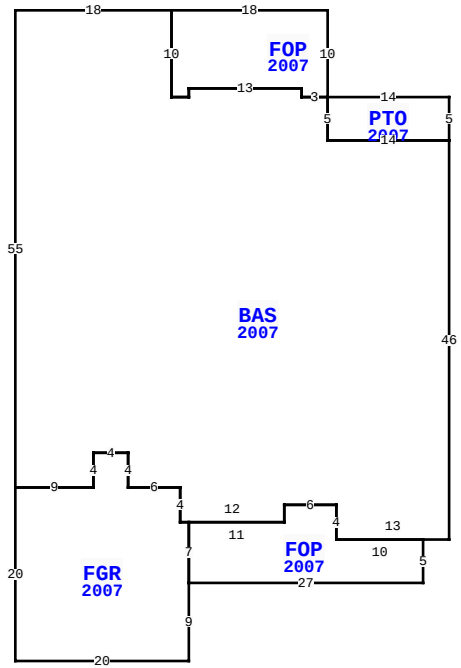
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,495	100	2007	2,495	269,217
FGR	412	55	2007	227	24,494
FOP	167	30	2007	50	5,395
FOP	181	30	2007	54	5,826
PTO	70	5	2007	4	431
TOTALS	3,325			2,830	305,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,830	112.4928	118.12	334,280	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2023 Heated Area: 2495 HX Base Yr 2023



86268 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	07/31/2007	JM	LAND DATE	03/27/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,365
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		367,145
SOH/AGL Deduction		0
ASSESSED VALUE		367,145
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		315,734
TOTAL JUST VALUE		367,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12328	MECH OTHER	0	12/01/2006
E18300	ELEC OTHER	2,000	11/01/2006
P11685	OTHER	0	11/01/2006
C18632	CO ISSUED	0	10/01/2006
B18632	NEW CONSTR	215,094	10/01/2006
R09780	REPAIR/RRF	3,500	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/0899	8/17/2022	WD	Q	I	01	440,000
GRANTOR: PARRISH DONALD S & LA						
GRANTEE: DARE JOHN H III & O						
2146/1086	9/07/2017	WD	Q	I	01	247,500
GRANTOR: FORGAC JOZEF & MARTA						
GRANTEE: PARRISH DONALD S &						

BUILDING NOTES

EXTRA FEATURES

LN	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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

BUILDING DIMENSIONS

PTO=[YR=2007] W14 FOP=[YR=2007] N10 W18 BAS=[YR=2007] W18 S55 FGR=[YR=2007] S20 E20 N9 FOP=[YR=2007] E27 N5 W10 N4 W6 S2 W11 S7$ N7 W1 N4 W6 N4W4 S4W9$ E9 N4 E4 S4 E6 S4 E12 N2 E6 S4 E13 N46 W14 N5 W3 N1 W13 S1 W2 N10$ S10 E2 N1 E13 S1 E3 $ S5 E14 N5$.

LAND DESCRIPTION

TOTAL OB/XF 1,780

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	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