LOT 38
IN OR 1802/1204
HICKORY VILLAGE #4 PB 7/122

ARMSTRONG MICHAEL J & ERIN A
9701 SE HIGHBORNE WAY
HOBE SOUNE, FL 33455

2026

42-2N-27-435H-0038-0000

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		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

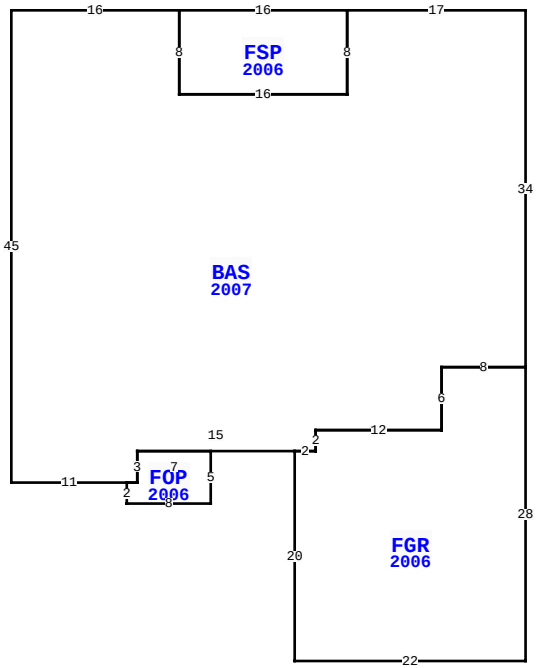
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2007	1,878	206,585
FGR	528	55	2006	290	31,901
FOP	37	30	2006	11	1,210
FSP	128	40	2006	51	5,610
TOTALS	2,571			2,230	245,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,230	115.7625	121.55	271,056	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 0 Heated Area: 1878 HX Base Yr



86262 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	245,306
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	305,306
SOH/AGL Deduction	0
ASSESSED VALUE	305,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,306
TOTAL JUST VALUE	305,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11830	MECH OTHER	0	07/01/2006
C17798	CO ISSUED	263,586	05/01/2006
E17390	ELEC OTHER	2,000	05/01/2006
P11150	OTHER	0	05/01/2006
R09326	REPAIR/RRF	3,500	05/01/2006
B17798	NEW CONSTR	263,586	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1802/1204	7/13/2012	WD	Q	I	02	155,000
GRANTOR: SCHIFF ELLEN & SUSAN						
GRANTEE: ARMSTRONG MICHAEL J						
1459/0507	11/15/2006	WD	Q	I		269,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: SCHIFF ELLEN & SUSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 FSP=[YR=2006] W16 S8 E16 N8$ S8 W16 N8 W16 S45 E11 FOP=[YR=2006] S2 E8 N5 W7 S3 W1$ E1 N3 E15 FGR=[YR=2006] S20 E22 N28 W8 S6 W12 S2 W2$ E2 N2 E12 N6 E8 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 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