LOT 42
HICKORY VILLAGE #4 PB 7/122

HECK KELLY S
86238 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0042-0000

NASSAU COUNTY PROPERTY

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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

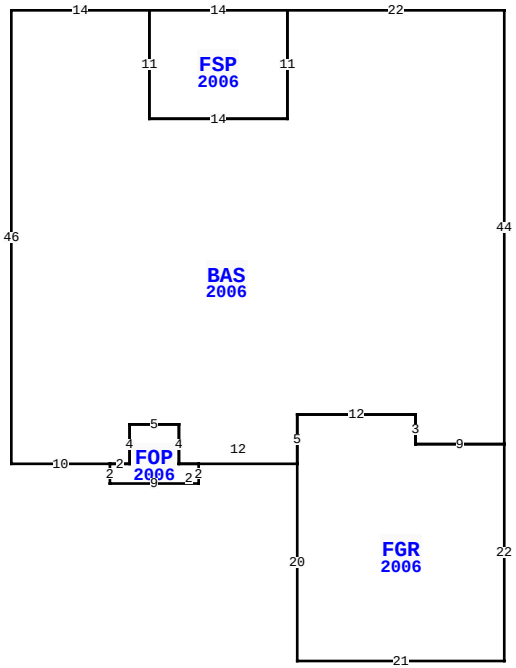
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2006	2,048	221,282
FGR	498	55	2006	274	29,605
FOP	38	30	2006	11	1,188
FSP	154	40	2006	62	6,699
TOTALS	2,738			2,395	258,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,395	113.7045	119.39	285,939	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2021 Heated Area: 2048 HX Base Yr 2021



86238 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	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		258,775
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		318,775
SOH/AGL Deduction		69,370
ASSESSED VALUE		249,405
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,994
TOTAL JUST VALUE		318,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11501	MECH OTHER	0	05/01/2006
C17485	CO ISSUED	150,457	04/01/2006
B17485	NEW CONSTR	150,457	04/01/2006
E17128	ELEC OTHER	2,000	04/01/2006
P10985	OTHER	0	04/01/2006
R09120	REPAIR/RRF	3,500	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/1555	9/09/2020	WD	Q	I	01	245,000
GRANTOR: MAZRA LLC						
GRANTEE: HECK KELLY S						
2363/0175	5/08/2020	QC	U	I	11	100
GRANTOR: ARISON ZIPORA & RON (						
GRANTEE: MAZRA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FSP=[YR=2006] W14 S11 E14 N11$ S11 W14 N11 W14 S46 E10 FOP=[YR=2006] S2 E9 N2 W2 N4 W5 S4 W2$E2 N4 E5 S4 E12 FGR=[YR=2006] S20 E21 N22W9 N3 W12 S5$ N5 E12 S3 E9 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	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 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