LOT 43
IN OR 2214/1553
HICKORY VILLAGE #4 PB 7/122

AH4R PROPERTIES LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

**2026**

**42-2N-27-435H-0043-0000**

## 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 | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

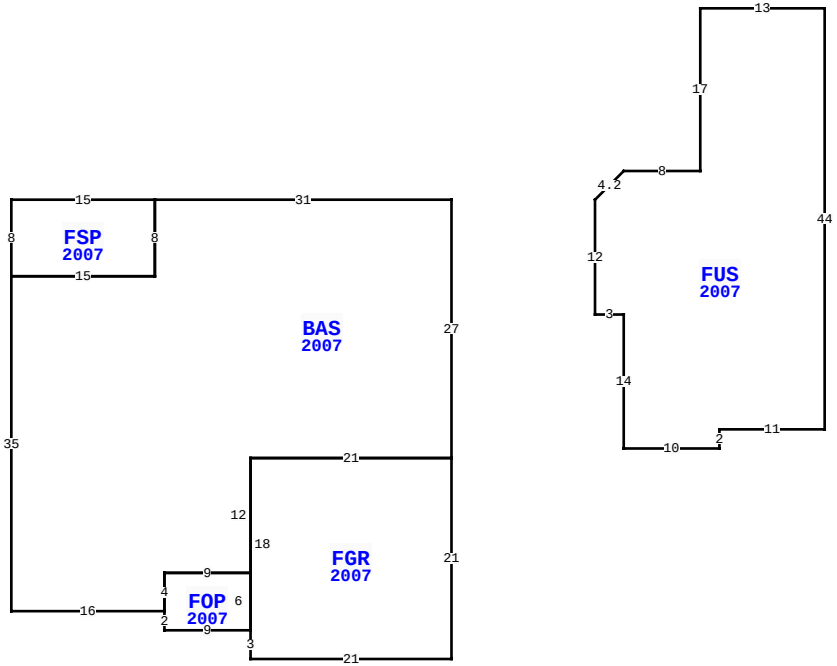
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4047.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,486 | 100 | 2007 | 1,486 | 158,904 |
| FGR | 441 | 55 | 2007 | 243 | 25,985 |
| FOP | 54 | 30 | 2007 | 16 | 1,711 |
| FSP | 120 | 40 | 2007 | 48 | 5,133 |
| FUS | 849 | 100 | 2007 | 849 | 90,787 |
| TOTALS | 2,950 | | | 2,642 | 282,521 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,642 | 111.4848 | 117.06 | 309,273 | 2007 | 2007 | 0 | 0 | 0 | 8.65 | 91.35 |

1 SINGLE FAM 0% - 0 Heated Area: 2335 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 03/14/2023 | NW | LGL DATE |
| XF DATE | 07/30/2007 | JM | LAND DATE 03/27/2026 MLU |
| INC DATE | | | AG DATE |

86230 SAND HICKORY TRL, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 282,521 |
| TOTAL MARKET OB/XF VALUE | 1,780 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 344,301 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 344,301 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 344,301 |
| TOTAL JUST VALUE | 344,301 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 356,414 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E18593 | ELEC OTHER | 2,000 | 01/01/2007 |
| M12373 | MECH OTHER | 0 | 01/01/2007 |
| P11717 | OTHER | 0 | 11/01/2006 |
| C18620 | CO ISSUED | 0 | 10/01/2006 |
| B18620 | NEW CONSTR | 196,086 | 10/01/2006 |
| R09775 | REPAIR/RRF | 3,900 | 10/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2214/1553 | 7/27/2018 | WD | Q | I | 01 | 228,000 |
| GRANTOR: MARTINO JODIE LYN & A | | | | | | |
| GRANTEE: AH4R PROPERTIES LLC | | | | | | |
| 1574/0999 | 6/30/2008 | WD | Q | I | | 242,000 |
| GRANTOR: STANDARD PACIFIC OF J | | | | | | |
| GRANTEE: MARTINO JODIE LYN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W31 FSP=[YR=2007] W15 S8 E15 N8$ S8 W15 S35 E16 FOP=[YR=2007] S2 E9 FGR=[YR=2007] S3 E21 N21 W21 S18$ N6 W9 S4$ N4 E9 N12 E21 N27$ PTR=E15 FUS=[YR=2007] U3 R3 E8 N17 E13 S44 W11 S2 W10 N14 W3 N12$ W15$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2007 | 2007 | 3 | 89 | 1,780 | |

## 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 | 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