

LOT 44
HICKORY VILLAGE #4 PB 7/122

WRIGHT ANTHONY D/WRIGHT PHYLLIS K JONES
86222 SAND HICKORY TRL
YULEE, FL 32097

2026

42-2N-27-435H-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,951	100	2006	1,951	212,285
FGR	551	55	2006	303	32,969
FOP	37	30	2006	11	1,197
FSP	120	40	2007	48	5,223
FUS	408	100	2006	408	44,394
STR	69	10	2006	7	762

TOTALS	3,136			2,728	296,828
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	60,000.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,728	114.5088	120.23	327,987	2006	2006	0	0	9.50	90.50
1 SINGLE FAM 100% - 2020 Heated Area: 2359 HX Base Yr 2020											
86222 SAND HICKORY TRL, YULEE											

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				296,828	
TOTAL MARKET OB/XF VALUE				54,080	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				410,908	
SOH/AGL Deduction				123,580	
ASSESSED VALUE				287,328	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				235,917	
TOTAL JUST VALUE				410,908	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				390,752	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19535	SWIM POOL	39,900	02/01/2007
M11568	MECH OTHER	0	05/01/2006
C17510	CO ISSUED	175,867	04/01/2006
B17510	NEW CONSTR	175,867	04/01/2006
E17133	ELEC OTHER	2,000	04/01/2006
P10988	OTHER	0	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2254/0372	2/04/2019	WD	Q	I	01	305,000
GRANTOR: BOLLASH ROBERT C & AP						
GRANTEE: WRIGHT ANTHONY D &						
1470/1528	1/10/2007	WD	U	I	21	270,500
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: BOLLASH ROBERT C &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W18 FSP=[YR=2007] W15 S8 E15 N8\$ S8 W15 N8 W16 S45 E11 FOP=[YR=2006] S2 E8 N5 W7 S3 W1\$ E1 N3 E15 S1 FGR=[YR=2006] S23 E22 N32 W5 S9 W17\$ E17 N9 E5 N34\$ PTR= E15 STR=[YR=2006] E13 S3 FUS=[YR=2006] S6 E2 S24 W15 N24 E5 N6 E8\$ W8 S6 W5 N9\$ W15\$.									

LAND DESCRIPTION										TOTAL OB/XF										54,080					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								
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